

RETURN TO: BURGER KING CORPORATION
P.O. BOX 520783, GENERAL MAIL FACILITY
MIAMI, FLORIDA 33152
ATTN. ELLIOT C. TUNIS

STATEMENT OF COMMENCEMENT OF GROUND LEASE TERM

3685210

THIS STATEMENT OF COMMENCEMENT OF GROUND LEASE TERM, entered into this 4th day of JUNE, 1982, by and between HERMES ASSOCIATES, hereinafter called the "Lessor", and BURGER KING CORPORATION, a Florida corporation, hereinafter "Lessee", whose address is 7360 North Kendall Drive, Miami, Florida 33156.

W I T N E S S E T H:

WHEREAS, the Lessor and BURGER KING CORPORATION, a Florida corporation, entered into a Ground Lease dated August 18, 1981, which Lease demised the real property, lying, being and situated in Salt Lake City, Utah, and being more particularly described in Exhibit "A" attached hereto and made a part hereof; and,

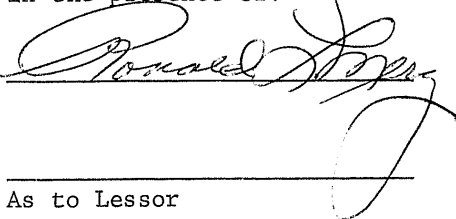
WHEREAS, in accordance with the terms of said Ground Lease, the Lessor and Lessee desire to ratify the Commencement Date of the term and the date of expiration of the said Lease by a written document in recordable form.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, it is mutually agreed as follows:

1. The commencement date of the term of the above described Lease was May 26, 1982 and the date of expiration is May 25, 2002, plus the right to extend the Lease for four (4) additional terms of five (5) years each.
2. This instrument in no way alters, changes, modifies or amends the said Lease above referred to but merely ratifies the Commencement and Expiration Dates of the term which has heretofore been agreed upon by the parties.

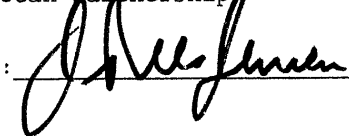
IN WITNESS WHEREOF, the parties have caused this instrument to be executed by these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:



As to Lessor


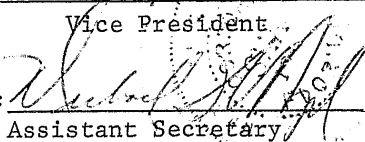
HERMES ASSOCIATES,
a Utah partnership


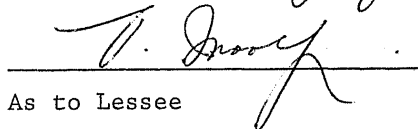
By: 

LESSOR

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BURGER KING CORPORATION,
a Florida corporation

By: 
Vice President
Attest: 
Assistant Secretary

As to Lessee

LESSEE

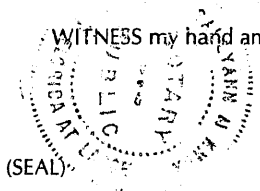
#3428
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6/1/82

STATE OF FLORIDA
COUNTY OF DADE

BEFORE ME, the undersigned authority, personally appeared Charles P. Hueston
and Michael W. Boyd

to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of BURGER KING CORPORATION, a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such Vice President and Assistant Secretary respectively of said corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 4th day of June, 1982.



Sallyann M. Knox
Notary Public
My Commission Expires:

STATE OF
COUNTY OF

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 8 1984
BONDED THRU GENERAL INS. UNDERWRITERS

BEFORE ME, the undersigned authority, personally appeared _____
and _____

to me well known and known to me to be the individuals described in and who executed the foregoing instrument as _____ President and _____ Secretary of _____ a _____ corporation, and severally acknowledged to and before me that they executed such instrument as such _____ President and _____ Secretary respectively of said corporation and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this _____ day of _____, 19 _____.

(SEAL)

Notary Public
My Commission Expires:

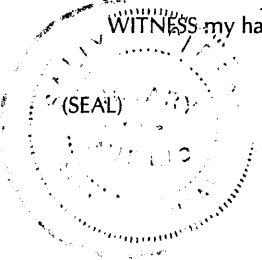
STATE OF Utah
COUNTY OF Salt Lake

Regulation Pope
Laqueleine Pope
TITLE INS. AGENCY
JUN 17 12 59 PM '82
KATHLEEN KORN
RECORDING
SALT LAKE COUNTY
UTAH

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared J. Ross Jensen, Senior General Partner of
Herman Associates, a Utah partnership

to me known and known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

WITNESS my hand and official seal this 4th day of June, 1982.



Sally Wilson
Notary Public
My Commission Expires: 08/03/85

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LEGAL DESCRIPTION

EXHIBIT "A"

Commencing at the center of Section 15, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°02'55" West 497.29 feet to a point; thence North 89°49'33" West 53.00 feet to a point in the West right of way line of Redwood Road, which is the point of beginning of this survey and running thence North 0°02'55" West 270.50 feet along the West right of way line of Redwood Road; thence South 89°57'05" West 130.00 feet; thence South 0°02'55" East 269.99 feet; thence South 89°49'33" East 130.00 feet to the point of beginning.

Together with a non-exclusive easement for ingress, egress, and parking over and upon parking and common areas as provided for in Declaration of Restrictions and Grant of Easements.

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