

Return to:
PIONEER NATIONAL TITLE INS. CO.

433 South Spring Street
Los Angeles, California 90054 **2390670**

THIS SHORT FORM LEASE is made this 17th day of February, 1970, at La Mirada, California,
between ^(L.S.) Shott-Jackson Investment Co., a co-partnership Lessor, and HAROLD BUTLER ENTERPRISES
#557, INC., a Delaware corporation, as Lessee, hereinafter called Lessee.

THAT the Lessor, in consideration of the rent to be paid and the covenants to be performed by the Lessee as set forth in that certain agreement between the Lessor and the Lessee dated February 17, 1970, hereinafter called "the agreement", and incorporated herein by reference, Lessor hereby leases to Lessee and Lessee hereby hires from Lessor, according to the terms of that agreement and covered by the terms, covenants, conditions, limitations and restrictions therein contained, that real property described on EXHIBIT "A", attached hereto, together with that certain restaurant building and other improvements constructed, or to be constructed thereon.

The term of this lease shall commence on the earlier of: (1) the date said restaurant is open for business, (2) the date any architect engaged by Lessee executes his certificate of completion of said improvements and their readiness for occupancy, or (3) 45 days following the final inspection and approval of improvements by any applicable governmental agency, whichever first occurs, and shall end on the 20th anniversary of said date.

The agreement, among other things, contains the following:

1. If Lessee is not in default in the performance of any of its obligations hereunder, it shall have the option to extend the term hereof for ~~20~~² additional terms of 5 years upon the terms and provisions set forth in the agreement.

2. All signs, furniture, fixtures and equipment located in the improvements on said real property shall be and remain personal property, no matter how affixed, and shall at all times remain the property of Lessee.

The sole purpose of this instrument is to give notice of the aforesaid Lease Agreement and all its terms, covenants and conditions to the same extent as if said Lease Agreement were fully set forth herein.

LESSOR:
LeRoy W. Jackson
Allen T. Shott

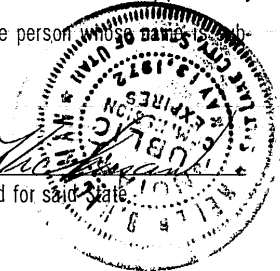
LESSEE:
HAROLD BUTLER ENTERPRISES #557, INC.
By: Robert W. Withers
Robert W. Withers, President

Jacques T. L. Hunter
Jacques T. L. Hunter, Vice President

STATE OF Utah)
COUNTY OF Salt Lake) ss

On February 17, 1970, before me, the undersigned, a notary public in and for said State, personally appeared LeRoy W. Jackson & Allen T. Shott, known to me to be the person whose names are subscribed to the within instrument and acknowledged that she/he executed the same.
WITNESS my hand and official seal.

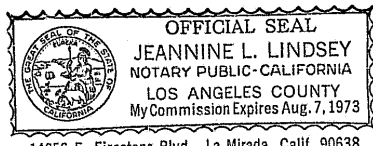
Alan B. Withers
Notary Public in and for said State



STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss

On February 20, 1970, before me, the undersigned, a Notary Public in and for said State, personally appeared J. Wayne Withers, known to me to be the President, and Jacques T. L. Hunter, known to me to be the Vice President of HAROLD BUTLER ENTERPRISES #557, INC., the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.
WITNESS my hand and official seal.

OFFICIAL SEAL
JEANNINE L. LINDSEY
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Aug. 7, 1973



Jeannine L. Lindsey
Notary Public in and for said State

14256 E. Firestone Blvd., La Mirada, Calif. 90638

EXHIBIT 'A'

Beginning at a point on a curve to the right on the North right of way line of a State Highway, said point of beginning being North 114.51 feet and West 909.85 feet from the Southeast corner of Lot 1, Block 11, Ten Acre Plat "A", Big Field Survey, and the radius point of said curve from said point of beginning is North 0° 01' 42" East 5,654.65 feet, and running thence North 205.64 feet; thence East 155.21 feet to the West right of way line of a State Highway; thence South 1° 35' East along said West line 184.44 feet, to the North right of way line of a State Highway; thence South 81° 20' 10" West along said North Line 141.02 feet to a point of a curve to the right, the radius point of which is North 0° 11' West 5,654.65 feet; thence Westerly along the arc of said curve and North line 20.89 feet to the point of beginning. Contains 0.712 acres.

TOGETHER WITH the following right of way for ingress and egress and utilities:

BEGINNING at a point on a curve to the right on the North right of way line of a State Highway, said point of beginning being North 114.51 feet and West 909.85 feet from the Southeast corner of Lot 1, Block 11, Ten Acre Plat "A", Big Field Survey, and running thence North 30.0 feet to a point on a curve to the right the center of which is North 0° 01' 43" East 5624.65 feet; thence Westerly 150.01 feet around said curve; thence South 30.0 feet to a point on a curve to the left, the center of which is North 1° 32' 54" East 5654.65 feet; thence Easterly 150.01 feet to the point of BEGINNING.

SUBJECT TO a 10 foot easement to install and maintain a 10x28 foot High-Rise sign, pole and foundation and furnish electric power thereto, said easement is described as follows:

BEGINNING AT THE Northeast corner of the first above described property, said point being 320.14 feet North and 909.85 feet West from the Southeast corner of Lot 1, Block 11, Ten Acre Plat "A", Big Field Survey, and running thence East 125.00 feet; thence South 10.00 feet; thence West 125.00 feet; thence North 10.00 feet to the point of BEGINNING. Sign to be placed on the East 30 feet of said easement.

[Handwritten signatures]

Recorded JUN 10 1971 at 1:30 P.M.
Request of Pioneer National
Fee Paid JERADEAN MARTIN
Recorder, Salt Lake County, Utah
\$340 By EARL R. [Signature] Deputy

Ref. 433 S. Spring St.
L A, Calif.
90054

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