

S.E.U.T. Co.

19.0794

Entry No. 434402  
Recorded 7-26-95 3:18 pm  
Bk. 477 Pg. 239 Fee 12.00  
240  
Marlene Mosher  
Recorder of Grand County JAC

MEMORANDUM OF LEASE

Richard W. Holland -- Lessor  
Wendy's of Colorado Springs, Inc. -- Lessee

PLEASE TAKE NOTICE of the existence of the following lease:

1. The lessor is Richard W. Holland, 1515 North Academy Boulevard, Suite 400, Colorado Springs, Colorado 80909, telephone no. 719-573-8557, fax no. 719-573-8737.

2. The lessee is Wendy's of Colorado Springs, Inc., a Colorado corporation, with the same address, telephone number and fax number.

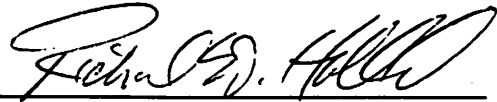
3. The real property subject to the lease is the following situate in Grand County, Utah:

Beginning at a corner on the East R-O-W of Main Street (Highway 191), said corner bears North 0 deg. 17' East 230.0 feet from the Northwest corner of Block 24 of the MOAB TOWNSITE, and proceeding thence with said R-O-W North 0 deg. 17' East 192.6 feet (record = 192.75 feet) to a corner, thence South 89 deg. 54' East (record = East) 188.75 feet to a corner, thence South 0 deg. 17' West 324.0 feet to a corner on the North R-O-W of 200 North Street, thence with said R-O-W North 89 deg. 47' West 107.75 feet to a corner, thence North 0 deg. 17' East 130.7 feet to a corner, thence North 89 deg. 33' West 81.0 feet to the point of beginning.

Property Address: 260 N. Main, Moab, Utah

4. The lease contains other terms and provisions. Any the interest in the real property subject to the lease acquired subsequently is subject to all the terms and provisions contained in the lease.

DONE at Colorado Springs, Colorado on July 24, 1995.



Richard W. Holland  
Lessor

WENDY'S OF COLORADO SPRINGS,  
INC., a Colorado corporation,

by 

Richard W. Holland, President  
Lessee

STATE OF COLORADO

s.s.:

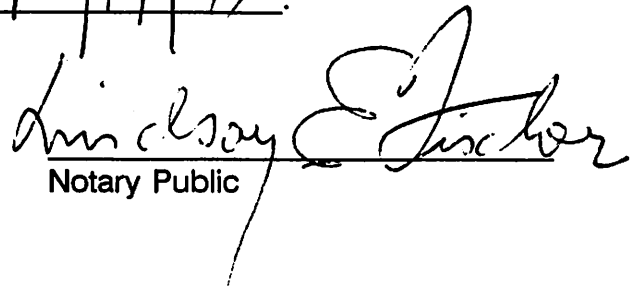
COUNTY OF EL PASO

The foregoing instrument was duly acknowledged before me this 24th day of July, 1995, (1) by Richard W. Holland for himself individually and (2) by Richard W. Holland, as president of Wendy's of Colorado Springs, Inc., a Colorado corporation.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

12/17/97



Notary Public

