

RECORDING IS REQUESTED BY COMMONWEALTH
LAND-TITLE COMPANY AND WHEN RECORDED,
RETURN TO ANN MURRAY, HAROLD BUTLER ENT. #557
16700 Valley View Avenue
LA MIRADA, CA 90637.

#557

MEMORANDUM OF FIRST AMENDMENT OF LEASE

This Memorandum of First Amendment of Lease is made and entered into on September 16, 1987, by and between JACKSON-BANK-TANNENBAUM INVESTMENT CO., a general partnership ("Lessor"), and DENNY'S, INC., a California corporation ("Lessee"), who agree as follows:

1. Pursuant to the provisions of that certain lease dated February 17, 1970 ("Lease") between Lessee's predecessor in interest and Lessor's predecessor in interest, Lessee is leasing that certain real property, together with all buildings, structures, and other improvements thereon and appurtenances thereto, located in the City of Murray, Salt Lake County, Utah, commonly known as 420 West 4500 South, more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

2. The Lease is modified by that certain First Amendment of Lease of even date herewith ("Amendment") which provides, among other things, for the extension of the Lease term until May 9, 2001, and for a grant to Lessee of an option to extend the term for two (2) additional five (5) year periods.

3. Each and every provision of the Amendment is incorporated into this Memorandum of First Amendment of Lease by this reference.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Memorandum of First Amendment of Lease on the day and year first above written.

LESSOR

LESSEE

JACKSON-BANK-TANNENBAUM
INVESTMENT CO.,
a general partnership

sh DENNY'S, INC.,
a California corporation

By: Lee W. Jackson
Lee W. Jackson
General Partner

By: Paul J. Geiger
Paul J. Geiger
Assistant Secretary

By: Muriel Bank
Muriel Bank
General Partner

By: Terrence J. Wallock
Terrence J. Wallock
Vice President

By: Ralph M. Tannenbaum
Ralph M. Tannenbaum
General Partner

By: Shirley B. Tannenbaum
Shirley Tannenbaum
General Partner

BOOK 5972 PAGE 304

4538814

in Michelle - NO Title work

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.

- FOUR COPY -
CO. RECORDER

MT

2007 5972 PSE 305

EXHIBIT = A
PAGE 1 OF 1

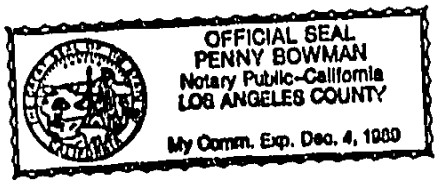
1030

4538814
19 OCTOBER 87 03:23 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
PARAMOUNT TITLE
REC BY: JANET WONG , DEPUTY

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES }

On September 16, 1987, before me, the undersigned, a Notary Public in and for said county and state, duly subscribed and sworn, personally appeared TERRENCE J. WALLOCK, known to me to be the Vice President and PAUL J. GEIGER, known to me to be the Assistant Secretary of DENNY'S, INC., the corporation that executed the within instrument pursuant to its Bylaws or Resolution of its Board of Directors. *PB*

WITNESS my hand and official seal.



Penny Bowman
Notary Public



STATE OF UTAH }
COUNTY OF SALT LAKE }

On 10 August, 1987, before me, the undersigned, a Notary Public in and for said county and state, duly subscribed and sworn, personally appeared LEE W. JACKSON, MUR. I. BANK, RALPH M. TANNENBAUM and SHIRLEY TANNANBAUM known to me to be the General Partners in the corporation that executed the within instrument pursuant to its Bylaws or Resolution of its Board of Directors.

WITNESS my hand and official seal.

Richard K Jackson
Notary Public

Comm. exp. 3/9/91

