

MEMORANDUM OF LEASE

This Memorandum of Lease is made April 20, 1995, between Florence J. Gillmor, whose address is 1235 East 200 South, #503, Salt Lake City, Utah 84102 ("Lessor"), and VICORP Restaurants, Inc., a Colorado corporation, whose address is 400 West 48th Avenue, Denver, Colorado 80216 ("Lessee").

In consideration of One Dollar (\$1.00) and other good and valuable consideration paid by Lessee to Lessor and the mutual covenants contained in that certain Lease Agreement between the parties hereto dated April 20, 1995, with an effective date of January 20, 1995 (the "Lease"), Lessor has leased to Lessee the real property and the building and improvements thereon located at approximately 910 East 400 South in Salt Lake City, Utah, which real property is more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

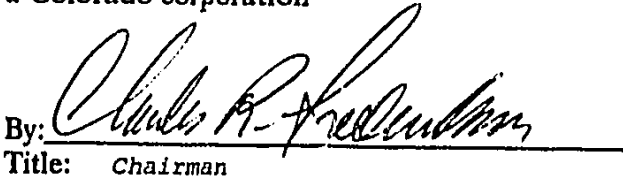
The term of the Lease commenced on January 20, 1995 and shall terminate on January 19, 2005. The Lease provides that Lessee shall have two (2) options to extend the term of the Lease for additional periods of five years each, provided Lessee gives to Lessor written notice of Lessee's election to exercise each such option at least ninety (90) days prior to the then effective expiration date of the Lease, and provided that Lessee is not in default in the performance of any of Lessee's obligations under the Lease on the date Lessee gives written notice to Lessor exercising any such option. In no event will the Lease extend beyond January 19, 2015.

LESSOR:


FLORENCE J. GILLMOR

LESSEE:

VICORP Restaurants, Inc.,
a Colorado corporation

By: 
Title: Chairman

ATTEST:


Secretary

6079292
05/12/95 12:54 PM 15.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
VICORP RESTAURANTS INC
PO BOX 16601 DENVER, CO 80216
REC BY: B GRAY , DEPUTY - MP

BK 7149 pg 1855

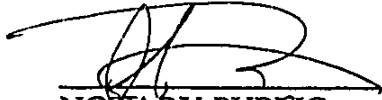
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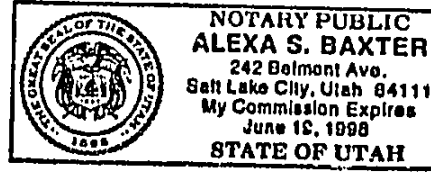
STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 20 day of April, 1995 by Florence J. Gillmor.

My Commission Expires:

6/19/98


NOTARY PUBLIC
Residing at: Salt Lake County, UT

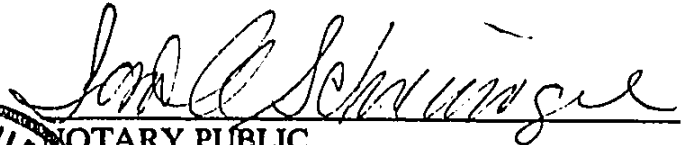


STATE OF COLORADO)
 : ss.
COUNTY OF DENVER)

The foregoing instrument was acknowledged before me this 25th day of April, 1995 by Charles R. Frederickson and by Stanley Ereckson, Jr., the Chairman and the Secretary respectively of VICORP Restaurants, Inc., a Colorado corporation.

My Commission Expires:

8/25/98


NOTARY PUBLIC
Residing at: 400 West 48th Avenue
Denver, Colorado 80216

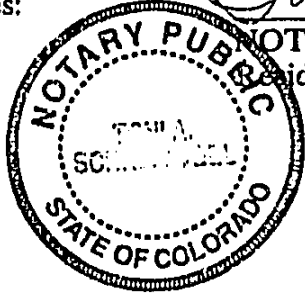


EXHIBIT A

That certain parcel of improved real property located in Salt Lake County, State of Utah, described as follows:

Beginning at the Northwest corner of Lot 5, Block 29, Plat "B", Salt Lake City Survey (as the said Northwest corner was established by the City Engineer of Salt Lake City under Order No. 5524 by Survey April 4, 1910 and the said Northwest corner of said Lot and Block as so established is 3.5 feet South of the fence line of the North line of said block) and running thence South $0^{\circ}00'52''$ East along the Westerly line of said Lot 5 same also being the Easterly line of existing 900 East Street a distance of 165.00 feet; thence North $89^{\circ}57'44''$ East a distance of 206.38 feet; thence North $0^{\circ}00'52''$ West a distance of 165.00 feet to a point in the Northerly line of said Lot 6 said point being distant North $89^{\circ}57'44''$ East 41.25 feet from the Northeast corner of said Lot 5; thence South $89^{\circ}57'44''$ West along the Northerly line of said Lots 5 and 6, said Northerly line also being the Southerly line of existing 400 South Street a distance of 206.38 feet to the place of beginning.

TOGETHER WITH a perpetual Right of Way over the following described land:

Beginning at a point in the North line of said Lot 6, Block 29, Plat "B", said point being North $89^{\circ}57'44''$ East a distance of 41.25 feet from the Northwest corner of said Lot 6, Block 29, Plat "B", Salt Lake City Survey; thence North $89^{\circ}57'44''$ East a distance of 4.00 feet; thence South $0^{\circ}00'52''$ East a distance of 165.00 feet; thence South $89^{\circ}57'44''$ West a distance of 4.00 feet; thence North $0^{\circ}00'52''$ West a distance of 165.00 feet to the point of beginning.