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SALT LAKE CITY, UTAH
7024 South Highland
L/C: 043-0166

Prepared by and Return To:
William Blanco
McDONALD'S CORPORATION
711 Jorie Boulevard
Oak Brook, Illinois 60521

MEMORANDUM OF LEASE

6703921

THIS MEMORANDUM OF LEASE, dated this 1st day of May, 1997 is between **Terratron Midwest, Inc.**, a Wisconsin corporation and **Titus Foods, Inc.**, a Utah corporation, (collectively, the "LANDLORD"), whose address is 7050 South 2000 East, Suite 300, Salt Lake City, Utah 84121 and **McDonald's Corporation**, a Delaware corporation (the "TENANT"), whose principal place of business is located at One McDonald's Plaza, Oak Brook, Illinois 60521.

LANDLORD hereby leases to TENANT that certain land with improvements, if any, (the "Site") in the City of Salt Lake City, County of Salt Lake, State of Utah, described in Exhibit A attached and made a part of this Memorandum of Lease, together with the rights, easements, privileges and appurtenances belonging or appertaining to the ownership of the land comprising the Site.

1. **TERM:** TO HAVE AND TO HOLD for a term commencing on May 5, 1997 and ending August 21, 2022.

2. **OPTION TO EXTEND:** LANDLORD grants to TENANT the option to extend the term of the lease at the expiration of the original term through April 30, 2027.

3. **OPTION TO PURCHASE:** LANDLORD grants to TENANT an option to purchase the Site.

4. **MEMORANDUM:** The rentals to be paid by TENANT and all of the obligations and rights of LANDLORD and TENANT are set forth in the Store Lease dated April 30, 1997 executed by the parties. This instrument is merely a Memorandum of the Lease and is subject to all of its terms, conditions and provisions. In the event of any inconsistency between the terms of the Lease and this instrument, the terms of the Lease shall prevail as between the parties. This Memorandum is binding upon and shall inure to the benefit of the heirs, successors, assigns, executors and administrators of the parties.

To indicate their agreement to the above, the parties or their authorized representatives or officers have signed this document.


LANDLORD:
TERRATRON MIDWEST, INC.

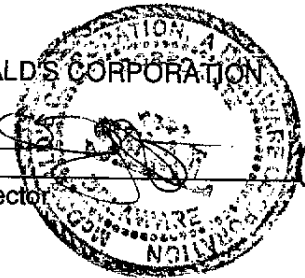
By: 
Its: President

TITUS FOODS, INC.

By: 
Its: President

TENANT: McDONALD'S CORPORATION

By: 
Its: Department Director



(ATTACH ACKNOWLEDGMENT OF SIGNATURES AND EXHIBIT A)

ACCOMMODATION REPRESENTS ONLY
FIRST AMERICAN TITLE MAKES NO
REPRESENTATION AS TO CONDITION
OF TITLE NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR AFFECT OF DOCUMENT.

BK 7723PG2840

ACKNOWLEDGMENT - McDONALD'S
(No attestation required)

STATE OF ILLINOIS)
) SS:
COUNTY OF DUPAGE)

I, **Rosemary Flanigan**, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that **Catherine A. Griffin, Department Director** of McDonald's Corporation, a Delaware corporation, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such authorized party appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such authorized party and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 1st day of May, 1997.

Rosemary Flanigan My commission expires November 9, 1998.
Notary Public
Rosemary Flanigan



ACKNOWLEDGMENT - CORPORATE

STATE OF UTAH)
) SS:
COUNTY OF SALT LAKE

I, Joan London, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Roger W. Peters, President of Terratron Midwest, Inc, a(n) Wisconsin corporation, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such officer appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such officer and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19th day of May, 1997.

Joan London My commission expires 4-27-99
Notary Public



ACKNOWLEDGMENT - CORPORATE

STATE OF UTAH)
) SS:
COUNTY OF SALT LAKE

I, Joan London, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Roger W. Peters, President of Titus Foods, Inc, a(n) Utah corporation, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such officer appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act as such officer and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 19th day of May, 1997.

Joan London My commission expires 4-27-99
Notary Public



BK7723PG2841

LEGAL DESCRIPTION OF PARCEL 1

PARCEL 1: BEGINNING ON THE WEST LINE OF THE PROPERTY CONVEYED TO THE UTAH DEPARTMENT OF TRANSPORTATION FOR 2000 EAST STREET (HIGHLAND DRIVE) AT A POINT THAT IS DUE SOUTH ALONG THE HIGHLAND DRIVE MONUMENT LINE (BASIS OF BEARING) 254.86 FEET AND WEST 46.00 FEET FROM THE COUNTY MONUMENT AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 218.00 FEET; THENCE NORTH 182.58 FEET; THENCE S82°55'00"E 219.68 FEET TO SAID WEST LINE OF STREET; THENCE SOUTH 155.50 FEET TO THE POINT OF BEGINNING. CONTAINS 36,851 SQUARE FEET OR 0.8460 ACRE.

LEGAL DESCRIPTION OF PARCEL 6

PARCEL 6: BEGINNING AT A POINT THAT IS DUE SOUTH ALONG THE HIGHLAND DRIVE MONUMENT LINE (BASIS OF BEARING) 254.86 FEET AND WEST 53.00 FEET FROM THE COUNTY MONUMENT AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 211.00 FEET; THENCE SOUTH 6.00 FEET; THENCE EAST 211.00 FEET; THENCE NORTH 6.00 FEET TO THE POINT OF BEGINNING. CONTAINS 1,266 SQUARE FEET OR 0.0291 ACRE.

6703921
07/31/97 4:39 PM 15.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
REC BY: J FERGUSON ,DEPUTY - WI

EXHIBIT A

BK7723PG2842