

Salt Lake City, Utah
7024 South 2000 East
L/C: 043-0166

Prepared by
William B. [redacted], Managing Attorney
After Recording Return To:
Cheryl Brouillette, Legal Assistant
MCDONALD'S CORPORATION
McDonald's Plaza
Development Team Legal Dept. #091
Oak Brook, IL 60521

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated this 22nd 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 the demised premises with improvements and appurtenant easements, if any, in the City of Salt Lake, County of Salt Lake, State of Utah, described in Exhibit A attached and made a part of this Memorandum of Lease.

1. TERM: TO HAVE AND TO HOLD for a term commencing on May 19, 1997 and ending April 30, 2027.

2. MEMORANDUM: The rentals to be paid by TENANT and all of the obligations and rights of LANDLORD and TENANT are set forth in the Non-Exclusive Sublease dated May 7, 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.

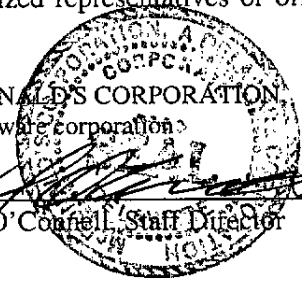
To indicate their agreement to the above, the parties or their authorized representatives or officers have signed this document.

LANDLORD: TERRATRON MIDWEST, INC.,
a Wisconsin corporation

By: [Signature]
Name: Roger Peters
Title: President

TENANT: MCDONALD'S CORPORATION
a Delaware corporation

By: [Signature]
William J. O'Connell, Staff Director



LANDLORD: TITUS FOODS, INC.,
a Utah corporation

By: [Signature]
Name: Roger Peters
Title: President

(ATTACH ACKNOWLEDGMENT OF SIGNATURES AND EXHIBIT A)
ACCOMMODATION REPRESENTATIVE
FIRST AMERICAN TITLE MAKES NO
REPRESENTATION AS TO CONDITION
OF TITLE NOR DOES IT ASSUME
ANY RESPONSIBILITY FOR VALIDITY,
SUFFICIENCY OR AFFECT OF DOCUMENT

6703922

BK7723PG2843

ACKNOWLEDGMENT - McDONALD'S

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 William J. O'Connell, Staff 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 he signed, sealed and delivered the said instrument as his 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 22nd day of May, 1997.

Rosemary Flanigan My commission expires November 3, 1998.
Notary Public
Rosemary Flanigan



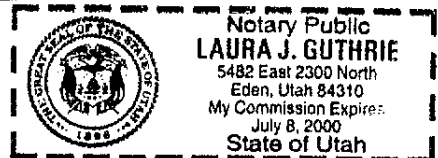
ACKNOWLEDGMENT - CORPORATE

STATE OF Utah
) SS:
COUNTY OF Salt Lake

I, Laura J. Guthrie, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Roger W. Peters, President of TERRATRON MIDWEST, INC., a 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 2nd day of June, 1997.

Laura J. Guthrie My commission expires July 8, 2000.
Notary Public



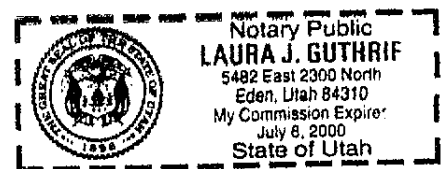
ACKNOWLEDGMENT - CORPORATE

STATE OF Utah
) SS:
COUNTY OF Salt Lake

I, Laura J. Guthrie, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Roger W. Peters, President of TITUS FOODS, INC., a 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 2nd day of June, 1997.

Laura J. Guthrie My commission expires July 8, 2000.
Notary Public



BK7723PG2844

PARCEL 4: BEGINNING AT A POINT THAT IS DUE SOUTH ALONG THE HIGHLAND DRIVE MONUMENT LINE (BASIS OF BEARING) 100.98 FEET AND WEST 33.00 FEET AND N82°55'00"W 171.93 FEET FROM THE COUNTY MONUMENT AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE N82°55'00"W 25.19 FEET; THENCE NORTH 19.79 FEET; THENCE ALONG A CURB N1°00'00"E 92.23 FEET; THENCE NORTH 37.80 FEET TO A POINT ON THE SOUTH LINE OF FORT UNION BOULEVARD; THENCE ALONG SAID SOUTH LINE OF STREET S82°55'00"E 25.19 FEET; THENCE SOUTH 34.91 FEET; THENCE S1°00'00"W 92.23 FEET; THENCE SOUTH 22.67 FEET TO THE POINT OF BEGINNING. CONTAINS 3,745 SQUARE FEET OR 0.0860 ACRE.

PARCEL 5: BEGINNING ON THE SOUTH LINE OF FORT UNION BOULEVARD AT A POINT THAT IS DUE SOUTH ALONG THE HIGHLAND DRIVE MONUMENT LINE (BASIS OF BEARING) 100.98 FEET AND WEST 33.00 FEET AND N82°55'00"W 157.05 FEET AND NORTH 150.00 FEET FROM THE COUNTY MONUMENT AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE ALONG SAID SOUTH LINE OF STREET N82°55'00"W 13.25 FEET; THENCE SOUTH 19.20 FEET; THENCE EAST 13.15 FEET; THENCE NORTH 17.57 FEET TO THE POINT OF BEGINNING. CONTAINS 242 SQUARE FEET OR 0.0056 ACRE.

6703922
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

BK 7723 PG 2845