J.B.C. REALTY CORP.,
an Illinois corporation

IN THE PRESENCE OF:

Mary Lou Hempen

Philip Kayman

As to Lessor

By John B. Coleman
Its President

And Paul Homer
Assistant Secretary

Gerald J. Sherman

Gerald J. Jawson

As to Lessee

Ihop Corp. of Greenville

By Frederick D. Chapin, Pres.

And Gerald S. Fisher Asst. Sec.

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

PERSONALLY appeared before me GERALD J. SHERMAN and made oath that he saw FREDERICK D. CHAPIN, as PRESIDENT and GERALD S. FISHER, as SECRETARY Ihop Corp. of Greenville, a South Carolina corporation, sign, seal, with its corporate seal, and as the act and deed of said corporation, deliver the within written Memorandum of Agreement of Lease, and that he, with GERALD J. JAWSON witnessed the execution and delivery thereof.

Gerald J. Sherman

SWORN TO BEFORE ME
this 14th day of August
1968.

Louise Williams
Notary Public for California

OFFICIAL SEAL
LOUISE WILLIAMS
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires Nov. 20, 1971

STATE OF ILLINOIS)
)
COUNTY OF COOK)

PERSONALLY appeared before me PHILIP KAYMAN and made oath that he saw John B. Coleman as President and Paul Homer as Assistant Secretary of J.B.C. Realty Corp., an Illinois corporation, sign, seal with its corporate seal, and as the act and deed of said corporation deliver the within written Memorandum of Agreement of Lease, and that he, with MARY LOU HEMPEN witnessed the execution and delivery thereof.

Philip Kayman

Sworn to before me this 21 day of Aug. 1968.

Ruth A. Akers
Notary Public for Illinois

My commission expires March 26, 1972

(Continued on next page)