GREENVILLE CO. S. C.

V. 1 1.50 MAY 26 11 23 AM 1972 OLLIE FARNSWORTH COVE. THO... VOL 944 PAGE 499

THIS SHORT FORM LEASE is made this 9th day of March, 1972, at La Mirada, California, between JIMMY O'QUINN, HERBERT J. ~~WRIGHT, and W. GLENN HAWKINS~~ Lessor, and HAROLD BUTLER ENTERPRISES #592, INC., a Delaware corporation, as Lessee, hereinafter called Lessee.

THAT the Lessor, in consideration of the rent to be paid and the covenants to be performed by the Lessee as set forth in that certain agreement between the Lessor and the Lessee dated March 9, 1972, hereinafter called "the agreement", and incorporated herein by reference, Lessor hereby leases to Lessee and Lessee hereby hires from Lessor, according to the terms of that agreement and covered by the terms, covenants, conditions, limitations and restrictions therein contained, that real property described on EXHIBIT "A", attached hereto, together with that certain restaurant building and other improvements constructed, or to be constructed thereon.

The term of this lease shall commence on the earlier of: (1) the date said restaurant is open for business, (2) the date any architect engaged by Lessee executes his certificate of completion of said improvements and their readiness for occupancy, or (3) 45 days following the final inspection and approval of improvements by any applicable governmental agency, whichever first occurs, but in no event later than 180 days after the issuance of building permits, & subject to the provisions of paragraph 4(d), and shall end on the twentieth anniversary of said date.

The agreement, among other things, contains the following:

1. If Lessee is not in default in the performance of any of its obligations hereunder, it shall have the option to extend the term hereof for an additional term of ten years upon the terms and provisions set forth in the agreement.

2. All signs, furniture, fixtures and equipment located in the improvements on said real property shall be and remain personal property, no matter how affixed, and shall at all times remain the property of Lessee.

The sole purpose of this instrument is to give notice of the aforesaid Lease Agreement and all its terms, covenants and conditions to the same extent as if said Lease Agreement were fully set forth herein.

LESSOR: JIMMY O'QUINN, HERBERT J. WRIGHT, and W. GLENN HAWKINS

Jimmy O'Quinn

W. Glenn Hawkins

Witnesses

AS TO LESSORS

LESSEE:

HAROLD BUTLER ENTERPRISES #592, INC.

By: James L. Sobieski

James L. Sobieski, President

Jacques T. L. Hunter, Vice President

Witnesses

AS TO LESSEE

STATE OF

COUNTY OF Greenville ss

On March 9, 1972 before me, the undersigned, a notary public in and for said State, personally appeared Jimmy O'Quinn, W. Glen Hawkins & Hubert J. Wright, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she/he executed the same.

WITNESS my hand and official seal.

Notary Public in and for said State

STATE OF CALIFORNIA)
) ss
COUNTY OF LOS ANGELES)

On April 12, 1972 before me, the undersigned, a Notary Public in and for said State, personally appeared James L. Sobieski, known to me to be the President, and Jacques T. L. Hunter, known to me to be the Vice President of HAROLD BUTLER ENTERPRISES #592, INC., the corporation that executed the within instrument, known to me to be the person who executed the within instrument on behalf of said corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its Board of Directors.

WITNESS my hand and official seal.

OFFICIAL SEAL
VONDA L. CARTER
NOTARY PUBLIC CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires Sept. 21, 1975

Vonda L. Carter

Notary Public in and for said State

14256 E. Firestone Blvd., La Mirada, CA. 90638

(Continued on next page)

For Assignment of Lease see Deed Book 1002 at Page 819.
For Assignment & Release see Deed Book 996 Page 565
For Assignment & Release see Deed Book 947 Page 501