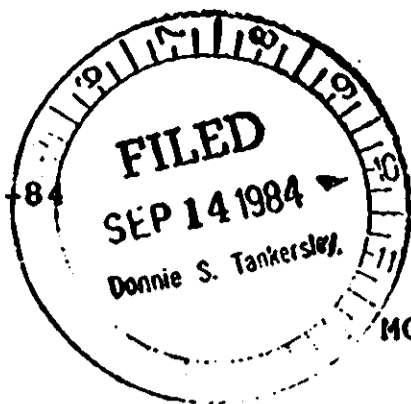


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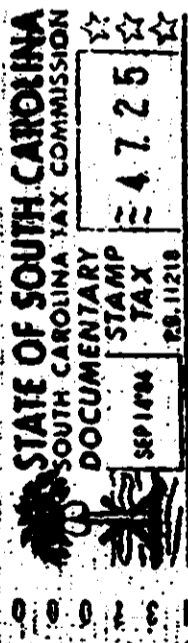


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STATE OF SOUTH CAROLINA
 COUNTY OF GREENVILLE

KNOW ALL MEN BY THESE PRESENTS, that SAINT NICKS OF GREENVILLE, INC., a South Carolina corporation, having an address of 1300 South Pleasantburg Drive, Greenville, South Carolina 29605 (herein called "Mortgagor"), in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged to have been paid by Steak and Ale of Columbia, Inc., a Nevada corporation, having a business address at 6606 LBJ Freeway, Dallas, Texas (herein called "Mortgagee"), does hereby grant, bargain, sell and convey unto the Mortgagee all that certain Real Property in the City of Greenville, County of Greenville, State of South Carolina, described as follows:

See Exhibit "A" attached hereto for all purposes.



The lien of this Mortgage covers the leasehold interest of Mortgagor acquired pursuant to that certain Assignment dated September 11, 1984, from Mortgagee to Mortgagor pursuant to which Mortgagee assigned and transferred to Mortgagor all right, title and interest of Mortgagee thereunder by Assignment, in, under and to that certain Lease Agreement dated October 10, 1978, originally by and between Jamie O. and Mamie B. Cagle, as Landlord, and Humble Oil and Refining Corporation, a Delaware corporation, as Tenant. By Assignment, dated October 31, 1978, Exxon Corporation, the surviving corporation of a merger between it and Humble Oil and Refining Corporation, assigned all of its right and title in, to and under that certain Lease to Le Chateau of South Carolina, Inc. and by subsequent Assignment and Consent to Assignment, dated May 20, 1982, Le Chateau of South Carolina, Inc. assigned to Steak and Ale of Columbia, Inc. all of its right and title in, to and under that certain Lease, covering the hereinabove described property.

Together with all and singular the rights, members, privileges, hereditaments, easements, and appurtenances thereunto belonging or in anywise appertaining (herein called "Real Property"); to have and to hold the same forever.