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NOTICE OF TERMINATION

THIS NOTICE OF TERMINATION is dated as of July 6, 2001, between QSRE, L.L.C. ("Landlord") and QSR, Inc. ("Tenant").

RECITALS

Landlord and Tenant acknowledge the following:

A. Landlord and Tenant entered into a building lease dated July 21, 1997 (the "Lease") related to certain real property commonly known as 11532 South Pulaski, Alsip, Illinois as legally described in Exhibit A attached hereto and incorporated herein (the "Premises").

B. Landlord and Tenant recorded a Memorandum of Lease on July 30, 1997 as Document No. 97553100 with the Cook County Recorder to give notice of the Lease to third parties.

C. As of the date of this Notice of Termination, Landlord and Tenant have terminated the Lease.

D. Landlord and Tenant now desire to record this Notice of Termination to give notice of the termination of the Lease to third parties.

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2001-07-18 08:13:57

Cook County Recorder 47.50

Name and return address:

Peter D. Turke
Reinhart, Boerner, Van Deuren,
Norris & Rieselbach, s.c.
P.O. Box 514000
Milwaukee, WI 53202



24-22-406-012

Parcel Identification Number

AGREEMENT

In consideration of the Recitals and the mutual agreements that follow, Landlord and Tenant agree as follows:

As of the date of this Notice of Termination, the Lease has been terminated.

LANDLORD:

QSRE, L.L.C.

BY

Barbara A. Lucas
Barbara A. Lucas, President and Member

FIRST AMERICAN TITLE order # CA 7116923
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EXHIBIT A

LOT 5 IN BLOCK 17 IN A.T. MCINTOSH AND COMPANY'S FIRST ADDITION TO GARDEN HOMES SUBDIVISION BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1939 AS DOCUMENT NUMBER 12375878, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office