

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]
Phone: (800) 331-3282 Fax: (818) 662-4141

B. SEND ACKNOWLEDGEMENT TO: (Name and Address)

UCC Direct Services 511149 IIRWIN1
P.O. Box 29071 5456004-40-1
Glendale, CA 91209-9071

File with: Cook County Recorder, IL



THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME
S.H. DECK RESTAURANTS, INC.

OR

1b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
2353 KITTRIDGE DRIVE WEST DUNDEE IL 60118

1d. TAX ID #: SSN OR EIN ADD'L INFO RE ORGANIZATION DEBTOR 1e. TYPE OF ORGANIZATION 1f. JURISDICTION OF ORGANIZATION 1g. ORGANIZATIONAL ID #, if any
36-4396535 CORPORATION ILLINOIS 61332766 NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR

2b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

2c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

2d. TAX ID #: SSN OR EIN ADD'L INFO RE ORGANIZATION DEBTOR 2e. TYPE OF ORGANIZATION 2f. JURISDICTION OF ORGANIZATION 2g. ORGANIZATIONAL ID #, if any
 NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME
IRWIN FRANCHISE CAPITAL CORPORATION

OR

3b. INDIVIDUAL'S LAST NAME FIRST NAME MIDDLE NAME SUFFIX

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY
2700 WESTCHESTER AVENUE PURCHASE NY 10577

4. This FINANCING STATEMENT covers the following collateral:
ALL FURNITURE, FIXTURES AND EQUIPMENT NOW OWNED OR HEREAFTER ACQUIRED, HELD OR USED BY DEBTOR IN THE OPERATION OF A DENNY'S RESTAURANT AT THE LOCATION SHOWN BELOW, TOGETHER WITH ALL ADDITIONS TO, SUBSTITUTIONS FOR AND REPLACEMENTS THEREFOR, AND ALL PROCEEDS OF THE FOREGOING, CASH AND NON-CASH, INCLUDING, WITHOUT LIMITATION, INSURANCE PROCEEDS AND GENERAL INTANGIBLES. COLLATERAL LOCATION: 1700 EAST HIGGINS ROAD, SCHAUMBURG, IL 60173 CONTRACT #15413-101 PIN #07.13.408.010.000 S.H. DECK RESTAURANT

5. ALTERNATIVE DESIGNATION (if applicable) LESSEE/LESSOR CONSIGNEE/CONSIGNOR BAILEE/BAILOR SELLER/BUYER AG. LIEN NON-UCC FILING

6. This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable) 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (if applicable) All Debtors Debtor 1 Debtor 2 (ADDITIONAL FEE) (optional)

8. OPTIONAL FILER REFERENCE DATA

5456004 15413-101 S.H. DECK RESTAURANT



Handwritten notes and signatures on the right margin, including '2552' and 'P/B'.

FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

9a. ORGANIZATION'S NAME: S.H. DECK RESTAURANTS, INC.
9b. INDIVIDUAL'S LAST NAME, FIRST NAME, MIDDLE NAME, SUFFIX

10. MISCELLANEOUS

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S.H. DECK RESTAURANT

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11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

11a. ORGANIZATION'S NAME
11b. INDIVIDUAL'S LAST NAME, FIRST NAME, MIDDLE NAME, SUFFIX
11c. MAILING ADDRESS: CITY, STATE, POSTAL CODE, COUNTRY
11d. TAX ID#: SSN OR EIN, ADD'L INFO RE ORGANIZATION DEBTOR
11e. TYPE OF ORGANIZATION
11f. JURISDICTION OF ORGANIZATION
11g. ORGANIZATIONAL ID #, if any [] NONE

12. ADDITIONAL SECURED PARTY'S or [] ASSIGNOR S/P's NAME - insert only one name (12a or 12b)

12a. ORGANIZATION'S NAME
12b. INDIVIDUAL'S LAST NAME, FIRST NAME, MIDDLE NAME, SUFFIX
12c. MAILING ADDRESS: CITY, STATE, POSTAL CODE, COUNTRY

13. This FINANCING STATEMENT covers [] timber to be cut or [] as-extracted collateral or is filed as a [X] fixture filing.

14. Description of real estate:

Description: SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

MEDITRUST CORPORATION

16. Additional collateral description:

17. Check only if applicable and check only one box.

Debtor is a [] Trust or [] Trustee acting with respect to property held in trust or [] Decedent's Estate

18. Check only if applicable and check only one box.

- [] Debtor is a TRANSMITTING UTILITY
[] Filed in connection with a Manufactured-Home Transaction -- effective 30 years
[] Filed in connection with a Public-Finance Transaction -- effective 30 years



PM-1527
7/8/80

Doc. #2967A

Section-13
Twp. - 41
Range-10

EXHIBIT A

LEGAL DESCRIPTION
Denny's Restaurant
Higgins Road and Mall Drive
Schaumburg, Illinois

PIN #
07.13.408.010.000

Legal description for the Denny's Restaurant at Higgins Road and Mall Drive, Schaumburg, Illinois.

Field notes for 40,798 square feet of land on Higgins Road near Mall Drive and being more particularly described as follows:

Beginning at a point on the northerly right-of-way of Higgins Road which bears from the point of intersection of the northerly right-of-way of Higgins Road and the easterly right-of-way of Mall Drive the following courses:

S 80° 30' 01" E a distance of 202.82 feet to a point being the southwestern corner of the overall La Quinta Motor Inn tract;

S 80° 30' 01" E a distance of 98.54 to a point of curvature.

Along a curve to the right a distance of 46.24 feet having a radius of 15,720.15 feet to a point establishing the POINT OF BEGINNING.

Thence: N 00° 33' 32" E a distance of 160.00 feet to a point establishing the northwestern corner of this lease area.

Thence: Along the following courses establishing the northerly line of this lease area:

S 89° 26' 28" E a distance of 127.38 feet to an interior corner;

N 00° 33' 32" E a distance of 107.04 feet to a corner;

S 89° 26' 28" E a distance of 65.00 feet to a point on the easterly line of the overall La Quinta Motor Inn tract being the northeastern corner of this lease area.

Thence: S 00° 33' 32" W a distance of 298.82 feet to a point on the northerly right-of-way of Higgins Road being the southeastern corner of this tract.

Thence: Along a curve to the left being the northerly right-of-way of Higgins Road a distance of 195.04 feet to a point being the southwestern corner of this lease area POINT OF BEGINNING and POINT OF CLOSURE containing 40,798 square feet of land more or less.

NOTE: This legal description is based upon a survey by National Survey Service dated July 20, 1979. Measurements and distances are calculated subject to a final survey by a registered engineer or registered surveyor.

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