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0810545049

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Cook County Recorder of Deeds
Date: 04/14/2008 09:50 AM Pg: 1 of 7

TERMINATION OF MEMORANDUM OF LEASE

Return to: & Prepared by:
A.J. Griffin III, Esq
Griffin Law Office
1041 North Edge Trail
Verona, WI 53593

Tax Parcel:
08-08-403-009-0000

Property of Cook County Clerk's Office

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UPON RECORDING, RETURN TO:

A.J. Griffin III, Esq.
Griffin Law Office, S.C.
1041 North Edge Trail
Verona, WI 53593

TERMINATION OF MEMORANDUM OF LEASE

This Termination of Memorandum of Lease (this "Termination") is made by and between **CHICAGO TITLE LAND TRUST COMPANY** as Successor Trustee to LaSalle Bank National Association, as Trustee under Trust Agreement dated October 18, 2001 known as Trust Number 128344 ("Landlord"), and **VICORP RESTAURANTS, INC.**, a Colorado corporation ("Tenant"), and is dated for reference purposes as of January 24, 2008.

Tenant is tenant under that certain Lease Agreement dated as of May 14, 2001 by and between CNL Funding 2001-A, LP, a Delaware limited partnership ("CNL"), as landlord, and Tenant as tenant (the "Lease"), pursuant to which Landlord leased to Tenant the real property located at 1755 Algonquin Road, Rolling Meadows, Cook County, Illinois, as more completely described in the Lease and in Exhibit A attached hereto (the "Premises").

Pursuant to that certain Assignment and Assumption of Lease dated November 26, 2001 between CNL, as assignor, and Landlord, as assignee, CNL assigned to Landlord all of CNL's rights under the Lease and Landlord assumed all obligations of CNL under the Lease.

Landlord and Tenant have entered into a Lease Termination Agreement and Release dated as of January 24, 2008 pursuant to which the term of the Lease terminated no later than January 31, 2008. Tenant agrees that all of its rights under the Lease as described in the Memorandum of Lease made as of May 14, 2001 and recorded June 13, 2001 as Document No. 0010516902 are terminated as of such date and Tenant quitsclaims to Landlord as of such date the real property described in Exhibit A attached hereto together with related fixtures and improvements.

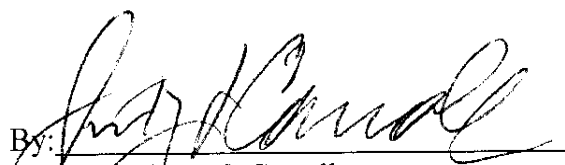
LANDLORD:

CHICAGO TITLE LAND TRUST
COMPANY as Successor Trustee to LaSalle
Bank National Association, as Trustee under
Trust Agreement dated October 18, 2001
known as Trust Number 128344 and not
personally

By: _____
Name: _____
Title: _____

TENANT:

VICORP RESTAURANTS, INC.,
a Colorado corporation

By: 
Name: Anthony J. Carroll
Title: Chief Administrative Officer

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STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

Acknowledged before me this ____ day of January, 2008 by _____ as
 _____ of CHICAGO TITLE LAND TRUST COMPANY as Successor
 Trustee to LaSalle Bank National Association, as Trustee under Trust Agreement dated
 October 18, 2001 known as Trust Number 128344 and not individually.

Witness my hand and official seal.

[SEAL]

 Notary Public

My Commission Expires: _____

STATE OF COLORADO)
) ss.
 CITY AND COUNTY OF DENVER)

Acknowledged before me this 6 day of March, 2008 by Anthony J. Carroll as Chief
 Administrative Officer of VICORP RESTAURANTS, INC., a Colorado corporation.

Witness my hand and official seal.

[SEAL]

Deborah K. Hartman
 Notary Public

My Commission Expires: January 29, 2011

DEBORAH K. HARTMAN
 Notary Public
 State of Colorado

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UPON RECORDING, RETURN TO:

A.J. Griffin III, Esq.
Griffin Law Office, S.C.
1041 North Edge Trail
Verona, WI 53593

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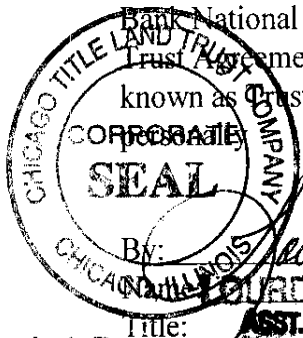
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Landlord and Tenant have entered into a Lease Termination Agreement and Release dated as of January 24, 2008 pursuant to which the term of the Lease terminated no later than January 31, 2008. Tenant agrees that all of its rights under the Lease as described in the Memorandum of Lease made as of May 14, 2001 and recorded June 13, 2001 as Document No. 0010516902 are terminated as of such date and Tenant quitclaims to Landlord as of such date the real property described in Exhibit A attached hereto together with related fixtures and improvements.

LANDLORD:

CHICAGO TITLE LAND TRUST
COMPANY as Successor Trustee to LaSalle
Bank National Association, as Trustee under
Trust Agreement dated October 18, 2001
known as Trust Number 128344 and not



By: _____

DOUGLAS MARTINEZ

Title: ASST. VICE PRESIDENT

Trustee's Exoneration under attached hereto
and made a part thereof. → See reverse side
for Trustee Exoneration.

BUS_REV1449399.5

TENANT:

VICORP RESTAURANTS, INC.,
a Colorado corporation

By: _____

Name: _____

Title: _____

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Property of Clerk's Office

This instrument is executed by the undersigned Land Trust, its authorized agent, solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.


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STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

Acknowledged before me this 3rd day of March, 2008 by LOURDES MARTINEZ as ASST. VICE PRESIDENT of CHICAGO TITLE LAND TRUST COMPANY as Successor Trustee to LaSalle Bank National Association, as Trustee under Trust Agreement dated October 18, 2001 known as Trust Number 128344 and not individually.

Witness my hand and official seal.

[SEAL]


 Notary Public

My Commission Expires: _____



STATE OF COLORADO)
) ss.
 CITY AND COUNTY OF DENVER)

Acknowledged before me this _____ day of January, 2008 by _____ as _____ of VICORP RESTAURANTS, INC., a Colorado corporation.

Witness my hand and official seal.

[SEAL]

 Notary Public

My Commission Expires: _____

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EXHIBIT A

LEGAL DESCRIPTION OF THE PREMISES

LEGAL DESCRIPTION:

That part of Lot 4 in 58-62 Venture Subdivision of part of Section 8 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at the most Northerly corner of Lot 4 in Said 58-62 Venture Subdivision; thence South 12 degrees, 10 minutes, 10 seconds, West 271.91 feet to a point being 297.66 feet Easterly of the Southwestly corner of Lot 6 in said 58-62 Venture Subdivision; thence continuing South 12 degrees, 10 minutes, 10 seconds, West a distance of 20.03 feet; thence South 64 degrees, 18 minutes, 39 seconds, East 123.39 feet; thence North 21 degrees, 25 minutes, 27 seconds, East for a distance of 297.37 feet to a point in the Northeasterly line of Lot 4 in said 58-62 Venture Subdivision, said line being an arc of circle convex Northeasterly having a radius of 2,814.79 feet; thence Northwesterly along said arc for a distance of 170.02 feet to the place of beginning, in Cook County, Illinois.

NOTE: The above description is the record description contained in the deed; the subject premises described above may also be described as follows:

That part of Lot 4 in 58-62 Venture Subdivision of part of Sections 8 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, described as follows: Beginning at the most Northerly corner of Lot 4 in 58-62 Venture Subdivision aforesaid; thence South 19 degrees, 41 minutes, 49 seconds West along the Northwesterly line of said Lot 4 and its extension for a distance of 292.0 feet to a point; thence South 56 degrees, 47 minutes 00 seconds East 123.39 feet, to a point; thence North 28 degrees, 56 minutes, 34 seconds, East 297.38 feet to a point in the Northeasterly line of Lot 4 in 58-62 Venture Subdivision aforesaid, said line being an arc of a circle convex Northeasterly, having a radius of 2614.79 feet; thence Northwesterly along said arc for a distance of 170.02 feet to the place of beginning; in Cook County, Illinois.