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ILLINOIS

ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT

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KNOW ALL MEN BY THESE PRESENTS, that The Pillsbury Company, a Delaware corporation ("Assignor"), of 200 South Sixth Street, Minneapolis, Minnesota 55402, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration in hand paid by Merrill Lynch Interfunding Inc., a Delaware corporation ("Assignee"), of One Liberty Plaza, 155 Broadway, New York, NY 10080, receipt of which is hereby acknowledged, does hereby assign, sell, transfer and set over to Assignee, its successors and assigns, that certain Mortgage and Security Agreement dated May 2, 1983, of the real estate described on Exhibit A attached hereto and incorporated herein, executed by Poppin Fresh, Pies, Inc., an Iowa corporation (now VICORP Bakery Restaurants, Inc., an Iowa corporation), as mortgagor, to The Pillsbury Company, a Delaware corporation, as mortgagee, and recorded May 3, 1983, in the office of the Register of Deeds, County of Cook, State of Illinois, as Document No. 25570146, as assigned to Morgan Bank (Delaware) by Assignment dated as of May 31, 1984 and recorded August 21, 1984, in said office as Document No. 27223238, and as reassigned to Assignor by Assignment dated May 16, 1986 and filed for recording immediately prior hereto, together with all of Assignor's right, title and interest in and to the note or notes as the same may be modified, indebtedness and other obligations secured thereby and payable in accordance therewith, and the real estate described therein and on Exhibit A hereto.

This Assignment is made pursuant to and upon the warranties and agreements on the part of Assignor contained in that certain Note Purchase Agreement made as of May 21, 1986 between Assignor and Assignee and is to be governed by such Note Purchase Agreement.

IN WITNESS WHEREOF, Assignor has caused this Assignment of Mortgage and Security Agreement to be executed in its corporate name by its Executive Vice President and its Assistant Secretary as of the 19th day of May, 1986.

THE PILLSBURY COMPANY

By: J. W. Levin
 Its: Executive Vice President
 By: Charles H. Gauck
 Its: Assistant Secretary

(Corporate Seal)

STATE OF MINNESOTA)
) SS
 COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 19th day of May, 1986 by J. W. Levin and Charles H., Gauck, an Executive Vice President and an Assistant Secretary respectively, of The Pillsbury Company, a Delaware corporation, on behalf of the corporation.



M. R. Holcombe
 Notary Public
 My commission expires
Jan 11, 1990

This document was drafted by:
 Betsy I. Carter - 3764
 The Pillsbury Company
 200 South Sixth Street
 Minneapolis, Minnesota 55402

After recording return to:
Edmond L. Papantonio
Brown & Wood
One World Trade Center
 New York, NY 10048

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EXHIBIT A

Legal Descriptions Cook County, Illinois

Parcel 1 - City of Matteson

Lot 1 in the Resubdivision of Lot 10, in Lincoln Mall, being a Subdivision of part of the South West Quarter (SW ¼) of Section 22, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois according to the Plat thereof recorded in Cook County, Illinois, on March 19, 1979, as Document Number 24883804, in Cook County, Illinois.

31-22-300-041

DEPT-01 RECORDING \$16.00
TM3333 TRAN 0711 07/02/06 10:10:00
#1189 # A #-06-273689
COOK COUNTY RECORDER

Parcel 2 - City of Oak Forest

Lots 3, 4, 5 and 6 in Oak Forest Industrial Park, Unit No. 1, being a Subdivision of part of the South East Fractional ½ South of the Indian Boundary line of Section 22, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

28-22-427-003 thru 006

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Parcel 3 - City of Homewood

Lot 77 in O. Rueter and Company's Idlewild Terrace, being a Subdivision of the North 1/2 of the Southeast 1/4 of Section 6, Township 35 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

32-06-402-006

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