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COOK COUNTY RECORDER 95352132

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ASSIGNMENT AND ASSUMPTION OF SUBLEASE

318

LUNAN FAMILY RESTAURANTS LIMITED PARTNERSHIP, an Illinois Limited Partnership, with its principal offices at 414 N. Orleans, Suite 402, Chicago, Illinois 60610 ("Assignor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it paid by Pollo Operations, Inc., a Florida corporation, 7300 North Kendall Drive, 8th Floor, Miami, Florida 33156 ("Assignee"), receipt of which is hereby acknowledged, does hereby assign, transfer and set over unto Assignee all of Assignor's right, title and interest in and to that certain Sublease dated September 30, 1991, between Marriott Family Restaurants, Inc., a Maryland corporation, as sublandlord, and Lunan Family Restaurants Limited Partnership, an Illinois Limited Partnership, as subtenant, a memorandum of which was recorded in the Office of the Recorder of Deeds of Cook County, Illinois, on October 2, 1991, as Document No. 91513468 and as Document No. 4000389 (the "Sublease"), demising those certain Premises described on Exhibit A attached hereto and, by this reference, incorporated herein (the "Premises"), together with all rights and interests of Assignor in and to the Premises and all leasehold improvements contained therein or thereon.

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TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever.

Assignor hereby indemnifies and agrees to hold harmless Assignee, its successors and assigns, from and against any and all damage, loss, liability, claim, cost, expense, action and cause of action (including, without limitation, reasonable attorneys' fees and disbursements and costs of investigation incurred by Assignee)

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BOX 333-CTI

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incurred by or asserted against Assignee, its successors and assigns, arising from and in connection with the Sublease which are attributable to acts, omissions or events occurring prior to the date hereof.

Assignee hereby accepts this Assignment and assumes payment and performance of all of the covenants, agreements, terms, provisions, conditions, limitations and other obligations accruing to or to be paid or performed on the part of Assignor under the Sublease on and after the date hereof.

Assignee acknowledges receipt of the Sublease and hereby indemnifies and agrees to hold harmless Assignor, its successors and assigns, from and against any and all damage, loss, liability, claim, cost, expense, actions and causes of action (including, without limitation, reasonable attorneys' fees and disbursements and costs of investigation incurred by Assignor) incurred by or asserted against Assignor, its successors and assigns, arising from or in connection with the Sublease which are attributable to acts, omissions or events occurring on or after the date hereof.

This Assignment and Assumption of Sublease shall inure to the benefit of and shall be binding upon the parties hereto, their successors, transferees and assigns.

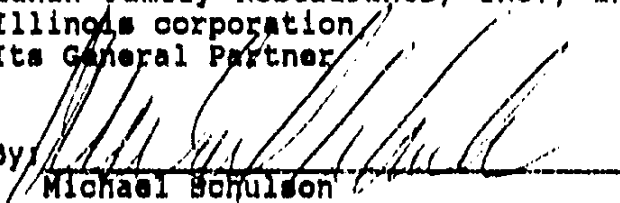
This Assignment and Assumption of Sublease may be executed in any number of counterparts, all of which shall constitute one and the same document.

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment and Assumption of Sublease to be duly executed this 26th day of May, 1995.

ASSIGNOR:

LUNAN FAMILY RESTAURANTS, an Illinois limited partnership, Debtor and Debtor in Possession

By: Lunan Family Restaurants, Inc., an Illinois corporation
Its General Partner

By: 
Michael Schulson
President

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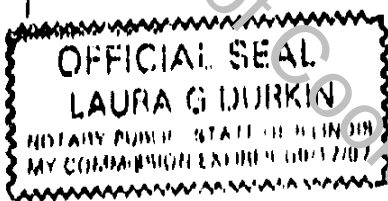
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STATE OF ILLINOIS)
)
COUNTY OF COOK) ss.

I, LAURA G. DURKIN, a notary public in and aforesaid County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL SCHULSON personally known to me to be the PRESIDENT of Lunan Family Restaurants, Inc., an Illinois corporation, the General Partner of Lunan Family Restaurants Limited Partnership, an Illinois limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such PRESIDENT that he signed and delivered the said instrument as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26th day of May, 1995.



Laura G. Durkin
Notary Public
My Commission Expires:
9-17-97

STATE OF ILLINOIS)
)
COUNTY OF _____) ss.

I, _____, a notary public in and aforesaid County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be the _____ of Pollo Operations, Inc., a Florida corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such _____, that he signed and delivered the said instrument as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this _____ day of _____, 1995.

Notary Public
My Commission Expires:

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STATE OF ILLINOIS)
)
COUNTY OF _____) ss.

I, _____, a notary public in and aforesaid County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL SCHULSON personally known to me to be the PRESIDENT of Lunan Family Restaurants, Inc., an Illinois corporation, the General Partner of Lunan Family Restaurants Limited Partnership, an Illinois limited partnership, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such PRESIDENT, that he signed and delivered the said instrument as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this _____ day of _____, 1995.

Notary Public
My Commission Expires:

FLORIDA
STATE OF ILLINOIS)
)
COUNTY OF _____) ss.

I, Wendy J. Stevens, a notary public in and aforesaid County, in the State aforesaid, DO HEREBY CERTIFY that Larry J. Haines personally known to me to be the President of Pollo Operations, Inc., a Florida corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such _____, that he signed and delivered the said instrument as the free and voluntary act and deed of said limited partnership, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 26th day of May, 1995.

WENDY J. STEVENS
NOTARY PUBLIC OF FLORIDA
(Pub. My Comm Exp 12/30/95)
BOARD

Wendy J. Stevens 00173087

Notary Public
My Commission Expires:
12/30/95

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST ADDISON STREET WITH THE EAST LINE OF BLOCK 12 AS LAID OUT AND OCCUPIED IN R.F. BICKERDIKE'S SUBDIVISION OF BLOCK 12 IN BICKERDIKE'S SECOND ADDITION TO IRVING PARK, RECORDED AS DOCUMENT 4015579 ON APRIL 9, 1907 IN BOOK 52 OF PLATS, PAGE 44; THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK 12, A DISTANCE OF 93.79 FEET TO THE SOUTH FACE OF A BRICK WALL; THENCE EAST PARALLEL WITH THE NORTH LINE OF WEST ADDISON STREET AND ALONG THE SOUTH FACE OF SAID BRICK WALL 113.29 FEET; THENCE NORTH 0.34 OF A FOOT TO THE CENTER LINE OF A 17 INCH PARTY WALL; THENCE EAST ALONG THE CENTER LINE OF SAID WALL 252.78 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE WHICH INTERSECT IS 94.25 FEET NORTH OF THE NORTH LINE OF WEST ADDISON STREET; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE 116.71 FEET TO THE NORTH LINE OF WEST ADDISON STREET; THENCE WEST ALONG SAID LINE 465.28 FEET TO THE POINT OF BEGINNING, (EXCEPTING FROM THE TRACT DESCRIBED THE WEST 85.5 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS AND RIGHTS APPURTENANT TO AND BENEFITTING PARCEL 1 ABOVE TO AND FOR THE BENEFIT OF WALGREEN CO. AND AMONG OTHERS, ITS SUCCESSORS AND ASSIGNS FOR, AMONG OTHER THINGS (A) VEHICULAR PARKING AND FOR PEDESTRIAN AND VEHICULAR PASSAGE, INGRESS AND EGRESS TO AND FROM SAID PARCEL 1; (B) THE PURPOSE OF CONNECTION TO AND USE OF EXISTING AND FUTURE DRAINAGE AND UTILITY FACILITIES AND FOR INGRESS AND EGRESS AND ACCESS FOR CONSTRUCTION, INSTALLATION, REPAIR OR REPLACEMENT THEREOF AND (C) TO INSTALL, MAINTAIN AND KEEP A PYLON SIGN, ALL AS SET OUT IN LEASE DATED DECEMBER 14, 1983 BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 27, 1983 KNOWN AS TRUST NUMBER 57681, LESSOR AND WALGREEN CO., LESSEE AND RECORDED MEMORANDUM OF LEASE RECORDED JANUARY 5, 1984 AS DOCUMENT 26918120 AND AMENDED BY AMENDED MEMORANDUM OF LEASE RECORDED FEBRUARY 21, 1984 AS DOCUMENT 26976784.

P.I.N.: 13-23-232-030-0000 and 13-23-232-031-0000

Commonly known as: 3246 West Addison Street, Chicago, Illinois

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