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WHEN RECORDED, RETURN TO:

QSR, Inc.
7115 Virginia Road
Crystal Lake, IL 60014
Store No.: 2336

DEPT-01 RECORDING \$33.00
T#0012 TRAN 6115 07/30/97 14:59:00
#6571 # CG # -97-553128
COOK COUNTY RECORDER
DEPT-10 PENALTY \$30.00

**MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF LEASE
AGREEMENT AND CONSENT**

THIS MEMORANDUM OF ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT AND CONSENT ("Memorandum") is made and entered into this 10th day of July, 1997, by Robin Realty and Management Co., as Agent for the beneficiaries of La Salle National Bank, as Trustees under Trust No. 52842, ("Landlord"), whose mailing address is: 1333 North Wells Street, Chicago, IL 60610, and Taco Bell Corp., formerly known as Taco Bell, a California corporation ("Assignor"), whose mailing address is: 17901 Von Karman, Irvine, CA 92614-6212, and QSR, Inc., a Wisconsin corporation ("Assignee"), whose mailing address is: 7115 Virginia Road, Crystal Lake, IL 60014.

Assignor hereby assigns its interest to the leased premises ("Leased Premises") to Assignee, which leasehold interest was created by that certain Lease Agreement dated as of June 23, 1982 together with all addenda (the "Lease").

Effective Date of Assignment of Lease: July 24, 1997

Description of Premises: See Exhibit "A" attached.

Initial Term of Lease: Commencement Date: June 1, 1983.
Expiration Date: May 31, 2003.

Term Extension Options: Provided that Tenant/Assignee is not in default of its obligations under the Lease, Tenant shall have the option to extend the term of the Lease for four (4) additional periods of five (5) years each.

Right of First Refusal: No.

Option to Purchase: No.

The purpose of this Memorandum is to give notice of the assignment of Tenant's interest in the above-mentioned Lease and of the rights and obligations created thereby, all of which are hereby confirmed.

BOX 333-CTI

Div 1 (13) 76-69-2336

33⁰⁰
30⁰⁰
RP

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Store No. 2336

This instrument may be executed in counterparts, all of which shall be deemed originals and constitute one instrument.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the dates set forth in their respective acknowledgments.

LANDLORD:

Robin Realty and Management Co., an Illinois corporation

By: [Signature]

Its: V.P.

Date: 7-10-97

As Agent for the beneficiaries of La Salle National Bank as Trustees under Trust No. 52842

ASSIGNEE:

~~QSR, L.L.C., a Wisconsin limited liability company~~

QSR, INC., a Wisconsin corporation

By: [Signature]

Its: CEO & LEO

Date: 7-17-97

ASSIGNOR:

Taco Bell Corp., a California corporation

By: [Signature]

Its: **ATTORNEY IN FACT**

Date: 7-17-97

ALL SIGNATURES MUST BE NOTARIZED

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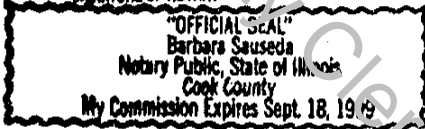
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Store No. _____

ALL-PURPOSE ACKNOWLEDGMENT	
State of <u>ILLINOIS</u> County of <u>COOK</u> On <u>7-10-97</u> before me, <u>BARBARA SAUSEDA</u> Notary Public	CAPACITY CLAIMED BY SIGNER <input type="checkbox"/> INDIVIDUAL(S) <input checked="" type="checkbox"/> CORPORATE <u>VICE PRESIDENT</u> OFFICER(S) _____ TITLE(S) _____ <input type="checkbox"/> PARTNER(S) <input type="checkbox"/> ATTORNEY-IN-FACT <input type="checkbox"/> TRUSTEE(S) <input type="checkbox"/> SUBSCRIBING WITNESS <input type="checkbox"/> GUARDIAN/CONSERVATOR <input type="checkbox"/> OTHER _____
Personally appeared <u>STEPHEN KANT</u> Name(s) of signer(s)	
<input checked="" type="checkbox"/> personally known to me OR <input type="checkbox"/> proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	
Witness my hand and official seal <u>Barbara Sauseda</u> SIGNATURE OF NOTARY	SIGNER IS REPRESENTING: NAME OF PERSON(S) OR ENTITY(IES) _____ _____
	

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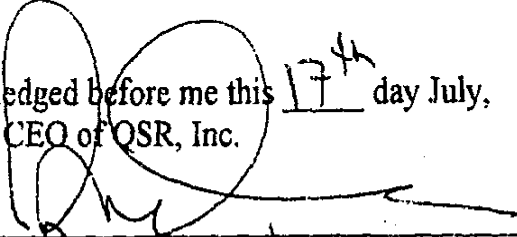
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State of Wisconsin)
 : SS
Milwaukee County)

This instrument was acknowledged before me this 17th day July, 1997 by Ralph L. Freitag as Chairman and CEO of QSR, Inc.

[Seal]


(David R. Krosner)
Notary Public, State of Wisconsin
My commission is permanent.

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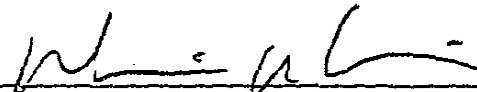
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Signature of Chris Armbruster as Attorney-in-Fact for Taco Bell Corp. authenticated this 12 day of July, 1997.


TITLE: MEMBER STATE BAR OF
WISCONSIN

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CHICAGO TITLE INSURANCE COMPANY
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LEASEHOLD OWNER'S POLICY (1992)
SCHEDULE A (CONTINUED)

POLICY NO.: 1401 007669200 D1

6. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1: THAT PART OF LOT A IN ARLEN'S SUBDIVISION BEING A CONSOLIDATION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE SOUTHEAST CORNER OF LOT A THENCE NORTH ALONG THE EAST LINE OF SAID LOT A 485.00 FEET TO A POINT; THENCE CONTINUING ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE A DISTANCE OF 68.72 FEET; THENCE WEST PERPENDICULAR TO SAID EAST LINE OF LOT A AND ITS NORTHERLY EXTENSION A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUING WEST A DISTANCE OF 132.00 FEET; THENCE SOUTH ALONG A LINE DRAWN PERPENDICULARLY TO THE LAST DESCRIBED COURSE A DISTANCE OF 54.00 FEET; THENCE EAST ALONG A LINE DRAWN PERPENDICULARLY TO THE LAST DESCRIBED COURSE A DISTANCE OF 132.00 FEET; THENCE NORTH ALONG A LINE DRAWN PERPENDICULARLY TO THE LAST DESCRIBED COURSE 54.00 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING ALL IN COOK, ILLINOIS.

PARCEL 2: NONEXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND PARKING FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AN UNRECORDED LEASE MADE BY AND BETWEEN LASALLE NATIONAL TRUST, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1977 AND KNOWN AS TRUST NUMBER 52822 AND TACO BELL DATED JUNE 23 1982 AND AS DISCLOSED BY MEMORANDUM OF LEASE.

TO THE USE OF ALL EXITS, ENTRANCES, DRIVEWAYS, AND PARKING AREAS IN THE SHOPPING CENTER FOR THE ACCOMMODATION AND PARKING OF AUTOMOBILES OF LESSEE, ITS OFFICERS, AGENTS, EMPLOYEES AND OF ITS CUSTOMERS WHILE SHOPPING IN THE CENTER OVER THE FOLLOWING LAND:

LOT "A" IN ARLEN'S SUBDIVISION, BEING A CONSOLIDATION IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO DESCRIBED AS A CERTAIN PARCEL OF LAND LOCATED IN AND BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ENCLOSED BY THE FOLLOWING LINES: BEGINNING AT A POINT 50 FEET DISTANCE SOUTH OF THE NORTH LINE OF SECTION 4 AND 33 FEET DISTANCE WEST OF THE EAST LINE OF SAID SECTION 4; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 806.68 FEET TO A POINT; THENCE TURNING IN AN ANGLE OF 89 DEGREES 54 MINUTES 20 SECONDS FROM THE ABOVE MENTIONED 806.68 FEET LINE AND RUNNING IN A SOUTHERLY DIRECTION, A DISTANCE OF 1221.89 FEET TO A POINT ON THE NORTH LINE OF WEST 89TH STREET, BEING 33 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF WEST 89TH STREET, A DISTANCE OF 789.95 FEET TO THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST 89TH STREET WITH THE WEST LINE OF SOUTH CICERO AVENUE BEING 50 FEET WEST OF THE EAST LINE OF SAID SECTION 4; THENCE NORTH ALONG THE WEST LINE OF SOUTH CICERO AVENUE, A DISTANCE OF 485.0 FEET TO A POINT; THENCE RUNNING ALONG THE ARC OF A RADIUS OF 5779.65 FEET BEARING TO THE RIGHT AND ALONG THE WEST LINE OF SOUTH CICERO AVENUE, A DISTANCE OF 443.39 FEET TO A POINT; THENCE NORTH ALONG THE WEST LINE OF SOUTH CICERO AVENUE, A DISTANCE OF 293.61 FEET TO THE POINT AND PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, SAVE AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PREMISES AS FOLLOWS: THAT PART OF LOT "A" IN ARLEN'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: :

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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CHICAGO TITLE INSURANCE COMPANY
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LEASEHOLD OWNER'S POLICY (1992)

SCHEDULE A (CONTINUED)

POLICY NO.: 1401 007669200 D1

COMMENCING AT THE NORTH EAST CORNER OF SAID LOT "A"; THENCE WEST ALONG THE NORTH LINE OF SAID LOT "A", A DISTANCE OF 44 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE TO A POINT IN THE EAST LINE OF SAID LOT "A" 10 FEET SOUTH OF THE NORTH EAST CORNER OF SAID LOT "A"; THENCE NORTH ALONG THE EAST LINE OF SAID LOT "A", TO THE POINT OF BEGINNING ALL (EXCEPT THAT PART OF THE LAND TAKEN IN CASE NO. 85L50216) IN COOK COUNTY, ILLINOIS.

PARCEL 3: WATER LINE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AN UNRECORDED LEASE MADE BY AND BETWEEN LASALLE NATIONAL TRUST, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1977 AND KNOWN AS TRUST NUMBER 52842 AND TACO BELL DATED JUNE 23, 1982 AND AS DISCLOSED BY THE MEMORANDUM OF LEASE OVER THE FOLLOWING DESCRIBED LAND:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT "A"; THENCE NORTH ALONG THE EAST LINE OF SAID LOT "A" 465.00 FEET TO A POINT; THENCE CONTINUING NORTH ALONG THE NORTHERLY EXTENSION OF SAID EAST LINE 68.72 FEET; THENCE WEST PERPENDICULAR TO SAID EAST LINE OF LOT "A" AND ITS NORTHERLY EXTENSION 83.00 FEET ALONG A LINE HERINAFTER DESIGNATED LINE "X", TO THE POINT OF BEGINNING; THENCE CONTINUING WEST ALONG SAID LINE "X" 83.50 FEET; THENCE NORTH, PERPENDICULAR TO LINE "X" AFORESAID, 10.00 FEET; THENCE EAST, PARALLEL WITH SAID LINE "X", 167.01 FEET TO A POINT ON THE EASTERLY LINE OF LOT "A" AFORESAID; THENCE SOUTHWESTERLY 10.00 FEET ALONG THE EASTERLY LINE OF LOT "A" AFORESAID, BEIN THE ARC OF A CIRCLE HAVING A RADIUS OF 5779.65 FEET AND A CENTRAL ANGLE OF 0 DEGREES 05 MINUTES 57 SECONDS TO ITS POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF LINE "X" AFORESAID; THENCE WEST 83.41 FEET ALONG SAID LINE "X" AND ITS EASTERLY EXTENSION TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

8700 S. Cicero Avenue

25-04-206-002-0000

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THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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