

STATEMENT OF COMMENCEMENT OF SUBLEASE

THIS STATEMENT OF COMMENCEMENT OF SUBLEASE, entered into this 3rd day of January, 1983, by and between Burger King Corporation, a Florida corporation (hereinafter "Landlord"), whose address is 7360 North Kendall Drive, Miami, Florida 33156, and Burger King Limited Partnership I, a New York limited partnership (hereinafter "Tenant"), whose address is Two World Trade Center, 105th Floor, New York, New York 10048.

WITNESSETH:

WHEREAS, the parties hereto entered into a Sublease dated January 3, 1983, (the "Sublease"), which provides for a sublease of the real property described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, in accordance with the terms of the Sublease, the parties desire to ratify the commencement date and the expiration date of the Sublease by a written document in recordable form.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, it is mutually agreed as follows:

1. The commencement date of the Sublease was March 25, 1982, and the date of expiration of the initial term thereof is March 24, 1992.
2. This instrument in no way modifies or amends the Sublease; it merely ratifies the commencement date and the expiration date of the term thereof which have been heretofore agreed upon by the parties hereto.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed on the day and year first above written.

Witnesses for Landlord:

BURGER KING CORPORATION

Robby A. Haack

By: Thomas J. [Signature]
Vice President

Marcella S. [Signature]

Attest: [Signature]
Assistant Secretary

LANDLORD

Witnesses for Tenant:

BURGER KING LIMITED PARTNERSHIP I
BY ITS GENERAL PARTNER

Norma Delepine

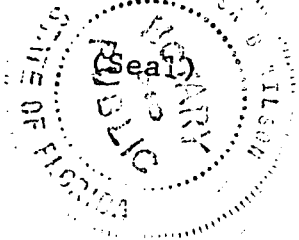
[Signature]

Barry F. [Signature]

TENANT

STATE OF FLORIDA)
COUNTY OF DADE) SS.

The foregoing instrument was acknowledged before me this
January 11, 1983, by Thomas F. Crumney, Vice
President and Joseph T. Meyer, Assistant Secretary,
respectively, of Burger King Corporation, a Florida
corporation, on behalf of the corporation.



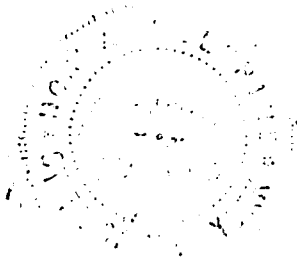
Gene B. Wilson
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES MAR 16 1986
BONDED THRU GENERAL INS. UNDERWRITERS

STATE OF NY)
COUNTY OF NY)

On this 25th day of January, 1983, before me personally
came ROBERT F. GREENWALD, to me personally known, who, being by
me duly sworn, did depose and say that he resides at 6766 108th
Street, New York, New York; that he is the Vice President of
SHEARSON/BK REALTY, INC., the sole general partner of BURGER KING
LIMITED PARTNERSHIP I, the partnership described in and which
executed the within Statement of Commencement of Sublease; and
that he signed his name thereto by authority of such partnership.



Norma Delepine
Notary Public

NORMA DELEPINE
NOTARY PUBLIC, State of New York
No. 31-4765783
Qualified in New York County
Commission Expires March 30, 1984

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A parcel of land lying in the Northwest quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Starting at the Northwest corner of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0°00'30" East along the Westerly boundary of Section 3 and the centerline of Washburn Way 917.42 feet to its intersection with the centerline of South Sixth Street, formerly known as the Dalles-California Highway, at Engineer's Station 9+17.42 on Washburn Way and Engineer's Station 16+14.87 on South Sixth Street, the recorded bearing of the centerline of South Sixth Street being South 55°52'30" East; thence continuing South 0°00'30" East along the West line of said Section 3 and the centerline of Washburn Way 48.32 feet to a point on the South boundary of South Sixth Street which is 40.0 feet distant from, when measured at right angles to, the centerline of South Sixth Street thence South 55°52'30" East parallel to said centerline 125.56 feet to the true point of beginning of this description; thence continuing South 55°52'30" East parallel to said centerline 181.50 feet to a point; thence South 34°07'30" West at right angles to said centerline 160.00 feet to a point; thence North 55°52'30" West 150.27 feet to a point on the Easterly boundary of Washburn Way; thence North 0°00'30" West along the Easterly boundary of Washburn Way 103.29 feet to the beginning of a 49.00 foot radius curve to the right; thence along said 49.00 foot radius curve, the long chord of which bears North 53°51'50" East 79.16 feet, 92.14 feet, more or less, to the true point of beginning.

PARCEL 2 - a non-exclusive easement for ingress, egress, parking and utilities over the unconstructed portions of the following described property:

A parcel of land lying in the Northwest quarter of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Starting at the Northwest corner of said Section 3; thence South 00°00'30" East along the Westerly boundary of Section 3 and the centerline of Washburn Way, 917.42 feet to the intersection with the present centerline of Sixth Street, formerly known as the Dalles-California Highway, recorded bearing South 55°52'30" East, at Engineer's Station 9+17.42 feet on Washburn Way and Engineer's Station 16+14.87 feet on Sixth Street present centerline, and continuing thence along said boundary and centerline 48.32 feet to Engineer's Station 9+65.74 feet on South boundary of Sixth Street, which is distant 40 feet at right angles Southwesterly from centerline of Sixth Street at Engineer's Station 16+41.99 feet; thence South 55°52'30" East parallel to said centerline 463.02 feet to the true point of beginning of this description; thence from said true beginning point continuing South 55°52'30" East parallel to said centerline 795.36 feet; thence at right angles South 34°07'30" West, 204 feet; thence South 55°52'30" East parallel to Sixth Street 145.00; thence at right angles South 34°07'30" West, 183.80 feet; more or less, to Northerly right of way line of the Oregon, California and Eastern Railroad; thence North 66°57'30" West along said line 982.45 feet, more or less, to a point on the Easterly right of way line of Washburn Way which is 40.00 feet Easterly of said centerline; thence North 00°00'30" West, along said right of way line 503.39 feet; thence South 55°52'30" East, 306.22 feet; thence North 34°07'30" East, 160.00 feet to the true point of beginning.

