

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated this 1st day of January, 1989, is by and between WAGGONER PLAZA LTD., a limited partnership, (hereinafter called "LESSOR"), whose address is c/o Goodman Financial Services of Oregon, Inc., 707 S. W. Washington, Suite 1507, Portland, Oregon 97205 and CASCADE PIZZA DEVELOPMENT CORP., an Oregon corporation, (hereinafter called "LESSEE"), whose principal place of business is located at 2416 E. 37th St., N., Wichita, Kansas 67219.

WITNESSETH:

LESSOR does hereby lease to LESSEE that certain land with improvements and appurtenant easements, if any, situated in the City of Klamath Falls, County of Klamath, State of Oregon, more particularly described in EXHIBIT A attached hereto and made a part hereof.

TO HAVE AND TO HOLD for a term commencing on January 1, 1989 and ending December 31, 1994.

Further LESSOR does hereby grant to LESSEE the right of option to extend the term of this Lease upon the expiration of the original term for successive periods aggregating twelve (12) years.

The rentals to be paid by LESSEE and all of the obligations and right of LESSOR and LESSEE in respect to the above described rental for the original term and the extension thereof are set forth in a certain lease dated January 1, 1989 executed by the parties hereto. This instrument is merely a memorandum of the aforesaid Lease and is subject to all of the terms, conditions and provisions thereof. In the event of any inconsistency between the terms of said Lease and this instrument, the term of said Lease shall prevail as between the parties hereto. This memorandum is binding upon and shall inure to the benefit of the heirs, successors, assigns, executors and administrators of the parties hereto.

IN WITNESS WHEREOF, the parties have executed this memorandum, as of the day and year first above written.

LESSOR:
WAGGONER PLAZA LTD.

By: VIKING FINANCIAL SERVICES,
General Partner

By: [Signature]
President

WITNESS:

Debra E. Narsel

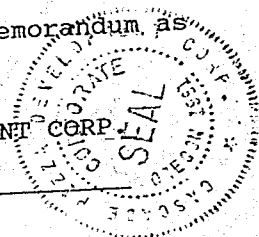
LESSEE:
CASCADE PIZZA DEVELOPMENT CORP.

By: [Signature]

ATTEST:

WITNESS:

[Signature]
[Signature]



89 FEB 16 PM 2 13

STATE OF OREGON

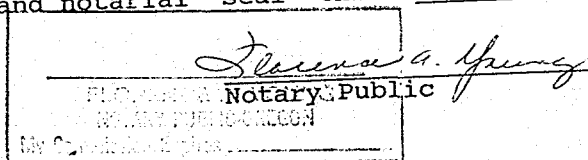
COUNTY OF Multnomah

SS:

I, Florence A. Young, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Hjalmar J. Rathe of Viking Financial Services who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes set forth.

Given under my hand and notarial seal this 7th day of February, 19 89.

My Commission expires:

5-1-90

STATE OF KANSAS

COUNTY OF SEDGWICK

SS:

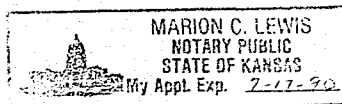
I, Marion C. Lewis, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Alan Seiwert, Vice President and Stephen R. Stewart, Secretary of CASCADE PIZZA DEVELOPMENT CORP. ("Cascade"), an Oregon corporation who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Secretary, respectively, appeared before me this date in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, and as such Vice President and Secretary, respectively, as the free and voluntary act of Cascade, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 23rd day of December, 19 88.

My Commission expires:

July 17, 1990

Marion C. Lewis
Notary Public



STATE OF OREGON: COUNTY OF KLAMATH: SS.

Filed for record at request of Joseph P. Flynn the 16th day of Feb. A.D., 19 89 at 2:13 o'clock P.M., and duly recorded in Vol. M89, of Deeds on Page 2967.

Evelyn Biehn, County Clerk

By Pauline Mullins

FEE \$13.00

Return: Joseph P. Flynn

2024 N. Woodlawn, Wichita, Kansas 67208