

13751

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, dated this 13th day of March, 1990, is by and between BOYD J. MORGAN and BETTY JEAN MORGAN, (hereinafter called "LESSOR"), whose address is 234 Spring St., Klamath Falls, Oregon 97601 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 February 15, 1990 and ending on May 30, 1993.

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 six (6) 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 February 15, 1990 executed by the parties hereto. This instrument is merely a memorandum of the aforesaid Lease and is subject to all 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:

Boyd J. Morgan
Boyd J. Morgan
Betty Jean Morgan
Betty Jean Morgan

LESSEE:

CASCADE PIZZA DEVELOPMENT CORP.

By: [Signature]ATTEST: [Signature]

*90 APR 19 AM 11 35

STATE OF OREGON)
COUNTY OF KLAMATH) SS:

I, Diane Bozgor, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Boyd J. Morgan and Betty Jean Morgan 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 9th day of April, 1990.
My Commission expires: 1-22-92
Diane Bozgor
Notary Public

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 Stephen R. Stewart, President and Alan Seiwert, 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 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 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 29th day of March, 1990.
My Commission expires: July 17, 1990
Marion C. Lewis
Notary Public

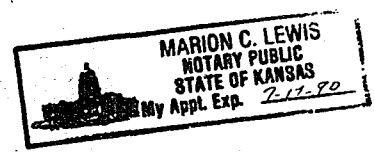


EXHIBIT A

Lots 16, 17 and 18, Block 6, Second Hot Springs
Addition to the City of Klamath Falls in the County of
Klamath, State of Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Joseph P. Flynn the 19th day
of April A.D., 19 90 at 11:35 o'clock A.M., and duly recorded in Vol. M90,
of Deeds on Page 7266.

Evelyn Biehn - County Clerk

By Pauline Muelens

FEE \$38.00

Return: Joseph P. Flynn
2024 N. Woodlawn
Wichita, Kansas 67208