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MEMORANDUM of LEASE

This is a memorandum of lease for the Lease executed on the 8th day of Dec, 1998, between Subway Real Estate Corp. a corporation organized under the laws of the State of Delaware, having its principal office at 325 Bic Drive, Milford, CT 06460, hereinafter called "the Tenant", and Michael Moore, hereinafter called the "Landlord."

For the purpose of this document and/or the lease its exhibits/schedules executed by Landlord and Tenant documents the term "Landlord" and "Lessor" or "Tenant" or "Lessee" as used shall be deemed synonymous.

The Landlord leases to the Tenant the premises as described in Lease:

1. Premises:

Store #21129 - 625 Main Street, Klamath Falls, OR 97601
Klamath County
(approximately 1734 Square Feet)

2. Term:

The Lease is for a term of 2 year(s) to commence on the 1st day of July, 1999 and terminate on the 30th day of June, 2001.

3. Renewal (Option) Periods

The Tenant shall have the right to renew this lease for nineteen (19) periods of two (2) years.

In Witness Whereof the parties have hereunto executed this memorandum of lease this 17th day of Nov, 1999.

Landlord: Michael Moore

Michael Moore

Tenant: Subway Real Estate Corp.

John C. Devine, Jr. Vice President
4/12/01

State of Connecticut
County of New Haven

Personally Appeared Before me, the undersigned, a Notary Public in and for said County and State, John C. Devine, personally appeared before me and has proved to my satisfaction to be the person(s) described in and who executed the foregoing instrument as Vice President of Subway Real Estate Corp., a Delaware Corporation, who acknowledged that he/~~she~~ ^{his} did sign and seal the foregoing instrument for, and on behalf of said Corporation, being thereunto duly authorized by its Board of Directors and that the same is ~~their~~ ^{his} free act and deed as such officers and the free act of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Official seal at Milford, Connecticut, this 12th day of April, 1999. 2001

Shawn A. Chao

Notary Public My Commission Exp. Apr. 30, 2002

State of OREGON
County of KLAMATH

Personally Appeared Before me, the undersigned, a Notary Public in and for said County and State, MICHAEL MOORE, personally appeared before me and has proved to my satisfaction to be the person(s) described in and who executed the foregoing instrument as _____ of _____ Corporation, who acknowledged that ~~he~~ ^{she} did sign and seal the foregoing instrument for, and on behalf of said Corporation, being thereunto duly authorized by its Board of Directors and that the same is their free act and deed as such officers and the free act of said Corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Official seal at WESTERN BANK, this 17th day of November, 1999.

Michelle Temple
Notary Public



State of Oregon, County of Klamath
Recorded 04/17/01, at 9:16 a. m.
In Vol. M01 Page 16277
Linda Smith,
County Clerk Fee\$ 26⁰⁰