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AFTER RECORDING RETURN TO: Jerry M. Molatore
426 Main Street
Klamath Falls, OR 97601

State of Oregon, County of Klamath
Recorded 05/09/2005 2:47 m
Vol M05 Pg 33422-24
Linda Smith, County Clerk
Fee \$ 3.00 # of Pgs 3

MEMORANDUM OF LEASE

DATED: May 6, 2005

BETWEEN: L.R. Mittnacht Enterprises, Inc.
7333 Southside By Pass
Klamath Falls OR 97603

("Lessor")

AND: Klamath Murphy's, Inc.
4000 Round Lake Road #24
Klamath Falls OR 97601

("Lessee")

Pursuant to a Lease dated this same date, Lessor has leased to Lessee and Lessee has leased from Lessor that certain property in Klamath County, Oregon, more particularly described on attached Exhibit A. The Lease begins April 1, 2005 and continues through March 31, 2010. There is no option to renew the Lease.

The Lease grants to Lessee a right of first refusal regarding purchase of the property described on Exhibit A.

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

Lessor:

L.R. MITTNACHT ENTERPRISES,
INC.

Lessee:

KLAMATH MURPHY'S, INC.


By: Larry R. Mittnacht, President

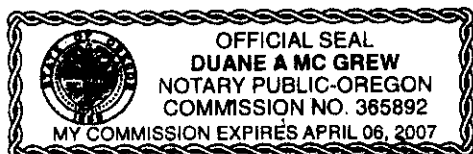

By: Richard M. Murray, President

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STATE OF OREGON)
) ss:
 County of Klamath)

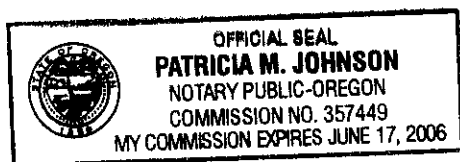
This instrument was acknowledged before me on May 6th, 2005 by
 LARRY R. MITTNACHT as President of L.R. MITTNACHT ENTERPRISES,
 INC.



Duane A. McGrew
 Notary Public for Oregon
 My commission expires: 4/6/2007

STATE OF OREGON)
) ss:
 County of Klamath)

This instrument was acknowledged before me on May 6, 2005 by
 RICHARD M. MURRAY as President of KLAMATH MURPHY'S, INC.



Patricia M. Johnson
 Notary Public for Oregon
 My commission expires: 6-17-2006

**MEMORANDUM OF LEASE
EXHIBIT A**

A tract of land situated in the S 1/2 S 1/2 SE 1/4 SE 1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right of way line of Homedale Road, said point located North 89 degrees 55' 40" West 1318.31 feet and North 00 degrees 31' 00" West 210.00 feet from the brass cap monument marking the Southeast corner of said Section 11; thence North 00 degrees 31' 00" West along the Easterly right of way line of said Homedale Road 120.08 feet to a 5/8 inch iron pin on the North line of the S 1/2 S 1/2 SE 1/4 SE 1/4 of said Section 11; thence South 89 degrees 55' 30" East along said North line 199.23 feet to a 5/8 inch iron pin; thence South 00 degrees 04' 20" West 120.07 feet to a 5/8 inch iron pin on the North right of way line of Sturdivant Avenue; thence North 89 degrees 55' 40" West along the North right of way line of said Sturdivant Avenue 198.00 feet to the point of beginning.