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INSTRUMENT NUMBER

2000-23775

2000 SP 21 PM 12:47

Glenn J. Downing

REGISTER OF DEEDS

Counter MM
Verify D
D.E. ML
Proof S
Fee \$ 20.50
Ck Cash Chg
3626

**MEMORANDUM OF AMENDMENT TO LEASE
(Store No. CH 00030)**

This Memorandum of Amendment to Lease is executed on June 19, 2000, between SYDRAN HOLDINGS VII, LLC, a Nevada limited liability company ("Lessor"), and SYDRAN FOOD SERVICES III, L.P., a California limited partnership ("Lessee"), who agree as follows:

- Terms and Premises.** Lessor leases to Lessee and Lessee leases from Lessor pursuant to a Lease, dated for reference purposes as of December 17, 1999, as amended (collectively, the "Lease"), between Lessor and Lessee, the real property located in the City of LaVista, County of Sarpy, State of Nebraska, described in Exhibit A attached to this Memorandum of Amendment to Lease, for a term expiring on December 28, 2007, for which a Memorandum of Lease was recorded on January 4, 2000, as Instrument No. 2000-000134, in County of Sarpy, State of Nebraska. Pursuant to the Lease Amendment, Lessee may extend the term of the Lease for a first option term ending December 5, 2029 and for two (2) successive individual extended option terms of five (5) years each by giving Lessor written notice of its intention to do so at least two (2) months prior to the date by which Landlord must exercise its next available option to extend the term of the Underlying Lease. Such extended terms shall be upon all of the terms and conditions of the Lease. The foregoing letting is on all of the terms and provisions of the Lease, which terms and provisions are incorporated herein by reference.
- Purpose of Memorandum of Lease.** Lessor and Lessee acknowledge that the information contained herein is true and correct and that they intend to place this Memorandum of Amendment to Lease of record for the purpose of giving public notice of the Amendment to Lease and it in no way modifies the provisions of the Lease referred to above.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Memorandum of Lease as of the day and year first written above.

WITNESS OR ATTEST:

LESSOR:

SYDRAN HOLDINGS VII, LLC,
a Nevada limited liability company

By:
Its:

[Signature]
Sr. Vice President & Secretary

WITNESS OR ATTEST:

LESSEE:

SYDRAN FOOD SERVICES III, L.P.,
a California limited partnership

By:

Sydran Services, LLC, its general partner

By:
Its:

[Signature]
Sr. Vice President & Secretary

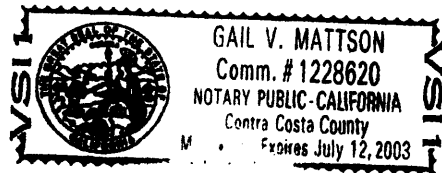
STATE OF CALIFORNIA)
COUNTY OF Contra Costa) ss

On Aug 9, 2000, before me, Gail V. Mattson, a Notary Public for the State of California, personally appeared Kenneth A. Freed, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

(SEAL)

Gail V. Mattson
(Signature)



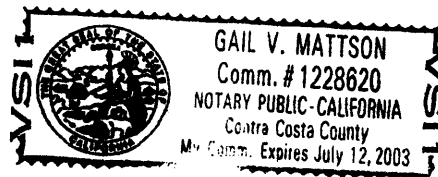
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WITNESS my hand and official seal

(SEAL)

Gail V. Mattson
(Signature)



2000-22775 B

EXHIBIT A
LEGAL DESCRIPTION

43863/0806
7/17/00/RS/187445.1

FILED SARPY CO. NE.
INSTRUMENT NUMBER
2000-23776
2000 SP 21 PM 12:52
Sharon J. Downing
REGISTER OF DEEDS

NEBRASKA DOCUMENTARY
STAMP TAX
SEP 21 2000
\$ 123.25 BY m.r.

Counter mk
Verify mk
D.E. mk
Proof S
Fee \$ 5.50
Ck Cash Chg
8278 8277

SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT RALPH L. BRIGGS AND JOANN B. BRIGGS, Husband and Wife, herein called the grantor whether one or more, in consideration of One Dollar and other valuable consideration received from grantees, do hereby grant, bargain, sell, convey and confirm unto SEVERO SANCHEZ GARDEA AND GUADALUPE SANCHEZ, Husband and Wife, as joint tenants with right of survivorship, and not as tenants in common, the following described real property in Sarpy County, Nebraska:

Lot 99, in FAULKLAND HEIGHTS, an Addition to the City of Bellevue, as surveyed, platted and recorded, in Sarpy County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments, appurtenances and reservations thereto belonging unto the grantees and to their assigns, or to the heirs and assigns of the survivor of them forever.

And the grantor does hereby covenant with the grantees and with their assigns and with the heirs and assigns of the survivor of them that grantor is lawfully seized of said premises; that they are free from encumbrance except covenants, easements and restrictions of record; all regular taxes and special assessments, except those levied or assessed subsequent to date hereof; that grantor has good right and lawful authority to convey the same; and that grantor warrants and will defend the title to said premises against the lawful claims of all persons whomsoever.

It is the intention of all parties hereto that in the event of the death of either of the grantees, the entire fee simple title to the real estate shall vest in the surviving grantee.

Dated: Sept. 6, 2000

Ralph L. Briggs
RALPH L. BRIGGS

Joann B. Briggs
JOANN B. BRIGGS

STATE OF NEBRASKA
COUNTY OF Sarpy

The foregoing instrument was acknowledged before me this 6 day of Sept, 2000 by RALPH L. BRIGGS AND JOANN B. BRIGGS, Husband and Wife.

Jacqueline Toman
Notary Public

GENERAL NOTARY-State of Nebraska
JACQUELINE TOMAN
My Comm. Exp. Sept. 25, 2003

Return to:
Severo Sanchez Gardea
8502 S. 47th St
Bellevue, NE 68157

23776

2000 23775C
~~2000-00134C~~

EXHIBIT A

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LEGAL DESCRIPTION

Lot 6, Brentwood Crossing, an Addition to the City of La Vista, in Sarpy County, Nebraska.

Street Address:

7865 S. 84 Street
La Vista, Nebraska 68128

Chili's No. 30