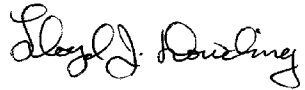


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REGISTER OF DEEDS



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MEMORANDUM OF SUBLEASE  
(CH#931 - LaVista)

This Memorandum of Sublease is executed effective as of December 10, 2009, between Brinker Restaurant Corporation, a Delaware corporation ("Sublandlord"), as lessor, whose address is 6820 LBJ Freeway, Dallas, Texas 75240, and Muy Mucho Group LP, a Texas limited partnership ("Subtenant"), as lessee, whose address is 2300 Highland Village Road, Suite 450, Highland Village, Texas 75077, who agree that as of December 10, 2009 (the "Effective Date"):

- Terms and Premises. JL Holdings IV, LLC ("Landlord") and Sublandlord, as tenant, are parties to that certain lease agreement dated December 17, 1999 (together with any amendments, modifications and assignments thereto, the "Lease Agreement"), under which Sublandlord has operated a Chili's® Grill & Bar restaurant at 7875 S. 84<sup>th</sup> Street, LaVista, Nebraska (the "Premises"), which is more particularly described on Exhibit "A" attached hereto and made a part hereof, for a term expiring on December 5, 2029 (the "Term"). Sublandlord has subleased the Premises to Subtenant, and Subtenant has subleased the Premises from Sublandlord, in accordance with the terms of a Sublease Agreement between Sublandlord and Subtenant dated as of the date first written above (the "Sublease"). The foregoing letting is on all of the terms and provisions of the Sublease.
- Purpose of Memorandum of Sublease. This Memorandum of Sublease is prepared for the purpose of recordation, and it in no way modifies the provisions of the Sublease referred to above. In the event of any inconsistency between the terms of the Sublease and this Memorandum of Sublease, the terms of the Sublease shall prevail.

*Signature Page to Follow*

IN WITNESS WHEREOF, Sublandlord and Subtenant have executed this Memorandum of Sublease to be effective as of the date set forth above.

Sublandlord:

Brinker Restaurant Corporation,  
a Delaware corporation

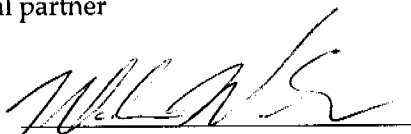
By: 

Name: Jeff Hoban  
Title: Vice President

Subtenant:

Muy Mucho Group LP,  
a Texas limited partnership

By: Muy Mucho GP, LLC  
Its: general partner

By:   
Name: Mark Menking  
Title: Manager

Sublandlord's Address: c/o Brinker International, Inc.  
6820 LBJ Freeway  
Dallas, Texas 75240  
Attn: General Counsel (CH#931)

Subtenant's Address: Muy Mucho Group LP  
2300 Highland Village Road, Suite 450  
Highland Village, Texas 75077  
Attn: Mark Menking  
Tel: 972-966-2221  
Fax: 972-534-1345

Prepared By: Michael B. Franklin, Esq.  
Hallett & Perrin, P.C.  
2001 Bryan Street, Suite 3900  
Dallas, TX 75201

Please return to:  
Republic Title of Texas, Inc.  
420 Throckmorton, Suite 640  
Fort Worth, Texas 76102  
NCS- 406177-13



Unit:  
**(Unit 931)**  
7865 S. 84<sup>th</sup> Street  
La Vista, Nebraska 68128  
Sarpy County

EXHIBIT "A"  
Legal Description  
Store No. 931

Parcel 1:

Lot 6, Brentwood Crossing, an Addition to the City of La Vista, Sarpy County, Nebraska, as created by Plat and Dedication of BRENTWOOD CROSSING filed December 26, 1990, as Instrument No. 90-18556 Official Records.

Parcel 2:

An easement for ingress, egress, parking and other purposes for the benefit of Lot 6 as created by Declaration of Restrictions filed December 23, 1991 as Instrument No. 91-20487; and Addendum filed November 4, 1992 as Instrument No. 92-24051; and Second Addendum filed June 25, 1993 as Instrument No. 93-14506; and Third Addendum filed July 9, 1999 as Instrument No. 99-21857, all in the Official Records, of Sarpy County, Nebraska;

Together with non-exclusive easements set forth in Dedication of Brentwood Crossing filed December 26, 1990 as Instrument No. 90-18556, aforesaid records.