



1138 483 MISC



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EXHIBIT F

WHEN RECORDED MAIL TO:

Boston Chicken, Inc.
14103 Denver West Parkway
Golden, CO 80401-4086
Attn: Real Estate Department

SPACE ABOVE THIS LINE
FOR RECORDER'S USE

MEMORANDUM OF LEASE

This is a Memorandum of Lease by and between Leroy L. Canfield
(hereinafter called "Landlord") (whether one or more) of _____
and Boston Chicken, Inc., a Delaware corporation (hereinafter called "Tenant") upon the
following terms:

Date of Lease: May 31, 1994

Description of Demised Premises: See Exhibit A attached hereto.

Date of Commencement: May 16, 1994

Term: 10 Years.

Renewal Option(s): 3-5 year renewal options. Purchase Options(s): No.

Exclusivity of Use by Tenant: For so long as Tenant operates a Boston Chicken restaurant on the Demised Premises, Landlord shall not permit any other premises of the Shopping Center to be used as a restaurant whose primary use is the sale of chicken.

The purpose of this Memorandum of Lease is to give record notice of the lease and of the rights created thereby, all of which are hereby confirmed.

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RECEIVED
JAN 23 3 49 PM '95
OFFICE OF THE COUNTY CLERK
REGISTERED DEEDS
DOUGLAS COUNTY, NE

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the dates set forth in their respective acknowledgements.

(SEAL)

Witness:

Richard J. Coenen

(SEAL)

Witness:

Mary Ann Clark
Jill M. [Signature]

LANDLORD:

LEROY L. CANFIELD

By [Signature]

Name _____

Title _____

TENANT:

BOSTON CHICKEN, INC.

a Delaware corporation

By [Signature]

Name Thomas R. Sprague

Title Senior Vice President

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 28th day of December, 1994 by LeROY L. CANFIELD.



Richard J. Coenen
Notary Public in and for the State
and County aforesaid

My Commission Expires

THE STATE OF Colorado)
) ss.
COUNTY OF Jefferson)

Personally appeared before me, a Notary Public in and for the above County and State, Thomas R. Sprague, known personally by me and acknowledged by me to be, on the date of execution, Senior V.P. of Boston Chicken Inc. a Delaware corporation, and he/she executed the foregoing for and on behalf of said corporation by authority of its Board of Directors.

Witnessed by hand and this notarial seal, this 17 day of January, 1995.

NOTARIAL SEAL AFFIXED
REGISTER OF DEEDS

Nancy Burrows
Notary Public in and for the
State and County aforesaid

My Commission Expires:

1-28-98

EXHIBIT "A"

Parcel 1:

Lots 1 to 6, inclusive, and Lots 28 to 38, inclusive, MARSHALL AND PAHL ADDITION, ^{64 11} an Addition to the City of Omaha, Douglas County, Nebraska, excepting therefrom the following portions of said Lots 36, 37 and 38:

Beginning at the Northeast corner of said Lot 37, a point 50 feet South and 50 feet West of the Northeast corner of the Northeast Quarter of Section 34, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska, and the Southwest corner of the intersection of 84th Street and West Center Road; thence South along the West line of 84th Street, 317 feet to a point; thence West 343 feet to a point; thence North 317 feet more or less to a point on the South line of West Center Road; thence East along said South line of West Center Road, 343 feet, more or less, to the Point of Beginning;

and further except that part of Lot 36 described as follows:

Beginning at a point 665.0 feet West and 50.0 feet South of the Northeast corner of Section 34, Township 15 North, Range 12 East of the 6th P.M., Douglas County, Nebraska; thence South 16.0 feet; thence West 85.0 feet; thence North 16.0 feet; thence East 85.0 feet to the Point of Beginning;

All together with non-exclusive easement rights contained in Easement and Agreement dated and filed March 3, 1969 in Book 474 at Page 159, of the amended Easement and Agreement dated August 25, 1969 and filed January 23, 1970 in Book 485 at Page 447; and further amended by first amendment to amended Easement and Agreement dated December 12, 1969 and filed January 22, 1970 in Book 485 at page 467.

Parcel 2:

A tract of land located in the North Half of the Northeast Quarter of the Northeast Quarter of Section 34, Township 15 North, Range 12 East of the 6th P.M., in the City of Omaha, Douglas County, Nebraska, bounded and described as follows:

Beginning at the Southwest corner of Lot 6, Marshall and Pahl Addition to the City of Omaha, Douglas County, Nebraska; thence South along a line which is the East line of Lot 7, Rainbow Plat II Addition to the City of Omaha, Douglas County, Nebraska, a distance of 37.2 feet to a point; thence East along a line parallel with the South line of said Lot 6, Marshall and Pahl Addition, a distance of 200 feet to a point which is the Southwest corner of Lot 28, Marshall and Pahl Addition; thence North along the West line of said Lot 28, Marshall and Pahl Addition, a distance of 37.2 feet to a point; thence West along a line which is the South line of said Lot 6, Marshall and Pahl Addition, a distance of 200 feet to the Point of Beginning.

Parcel 3:

That part of vacated 86th Street in the City of Omaha, Douglas County, Nebraska, described as follows:

A tract of land located in the North Half of the Northeast Quarter of the Northeast Quarter of Section 34, Township 15 North, Range 12 East of the 6th P.M., bounded and described as follows: Beginning at the Northeast corner of Lot 1, Marshall and Pahl Addition to the City of Omaha, Douglas County, Nebraska, as originally platted and recorded; thence North $89^{\circ}43'20''$ East, a distance of 50.00 feet; thence South $00^{\circ}05'10''$ West, a distance of 609.93 feet; thence South $89^{\circ}50'30''$ West, a distance of 50.00 feet; thence North $00^{\circ}05'10''$ East, a distance of 609.73 feet to the Point of Beginning.