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GEORGE J. BOJLENICZ
REGISTER OF DEEDS
DOUGLAS COUNTY, NE

RETURN TO: Gary M. Gotsdiner, Esq., MCGILL, GOTSDINER, WORKMAN & LEPP, P.C., 11404 West Dodge Road, Suite 500, Omaha, NE 68154-2576

Space Above Reserved for Recording Information

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made and executed this 23rd day of September 1996, by and between Finest Foodservice, L.L.C., a Delaware limited liability company ("Tenant"), and AD Gardner, Inc., a Nebraska corporation ("Subtenant").

WHEREAS, Tenant and Subtenant entered into a Lease Assignment and Modification Agreement dated August 12, 1996, pursuant to which Tenant assigned to Subtenant its interest in the following Lease:

Lease and Addendum dated May 31, 1994, by and between Boston Chicken, Inc., as Tenant, and LeRoy L. Canfield, as Landlord, relating to real estate situated in Canfield Plaza Shopping Center (the legal description of which is attached hereto as Exhibit "A"), and consisting of a building containing approximately 4,000 square feet having a street address of 8429 West Center Road (the "Underlying Lease");

WHEREAS, the Landlord of the Underlying Lease provided written consent to such assignment;

WHEREAS, the parties intend to provide record notice of such assignment by virtue of this Memorandum;

NOW, THEREFORE, the parties hereby confirm and acknowledge that a certain Lease Assignment and Modification Agreement, dated August 12, 1996, has been executed by Tenant and Subtenant pursuant to which the Underlying Lease was assigned to Subtenant, all on terms and conditions more particularly set forth therein.

IN WITNESS WHEREOF, the parties execute this Memorandum as of the date first above written.

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MB
34-15-12
01-60000
FEE 27.00 OR FB 56-24060
DEL. C/O COMP
LEGAL PG SCAN DV

AD GARDNER, INC., a Nebraska corporation,
Subtenant

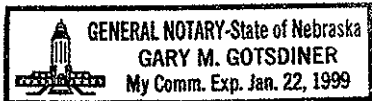
By: Alan DeGroot
President

FINEST FOODSERVICE, L.L.C., a Delaware
limited liability company, Tenant,
By Finest, Inc., its Manager

By: [Signature]
Title: Manager

STATE OF NEBRASKA)
) SS.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 10 day of September 1996, by Alan D'Agosto, President of AD Gardner, Inc., a Nebraska corporation, on behalf of the Corporation.



Gary M. Gotsdiner
Notary Public

STATE OF Kansas)
) SS.
COUNTY OF Johnson)

The foregoing instrument was acknowledged before me this 23rd day of September 1996, by Robert L. Sirkis as President of Finest, Inc., as Manager of Finest Foodservice, L.L.C., a Delaware limited liability company, on behalf of the Company.



Virginia L. Barnett
Notary Public

EXHIBIT "A"

Parcel 1:

56-24060

Lots 1 to 6, inclusive, and Lots 28 to 38, inclusive, MARSHALL AND PAHL ADDITION, 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 555.0 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:

01-60000

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.

*pt of vacated
86th street only*