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WHEN RECORDED RETURN TO:
Greater Salt Lake Business District
2595 East 3300 South
Salt Lake City, Utah 84109

8191236
04/01/2002 11:30 AM 14.00
Book - 8582 Pg - 8993-8995
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
FIRST AMERICAN TITLE
BY: TAS, DEPUTY - WI 3 P.

8191236

NOTICE OF LEASE

Notice is hereby given that KL Hedy, LLC, as Lessor, and Jitterbug Coffee Hop, LLC, as Lessee, have entered into a lease agreement dated July 16, 2001 affecting real property located at 1855 South 700 East, Salt Lake City, Utah 84105 and more particularly described in Exhibit A which is attached hereto and made a part hereof by this reference.

Tax ID # 16-17-355-1046

DATED March 25, 2002.


LESSOR:

KL HEDY, LLC

By: 
Bruce Allen Holt, Member

LESSEE:

JITTERBUG COFFEE HOP, LLC

By: 
Bruce Allen Holt, Member

FILE
132094

BK 8582 PG 8993

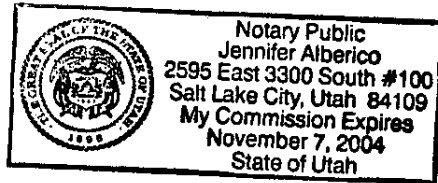
**NOTICE OF LEASE
NOTARY PAGE**

STATE OF UTAH)
)
) :SS.
)
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this March 25, 2002 by Bruce Allen Holt, Member, KL Hedy, LLC.



Notary Public

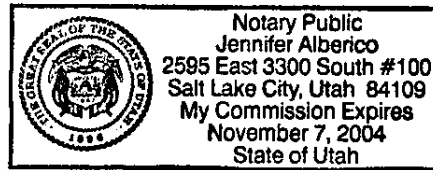


STATE OF UTAH)
)
) :SS.
)
COUNTY OF Salt Lake)

The foregoing instrument was acknowledged before me this March 25, 2002 by Bruce Allen Holt, Member, Jitterbug Coffee Hop, LLC.



Notary Public



BK 8582 PG 8994

SBA 504 Loan No.: CDC 499 854 4005 UT

EXHIBIT A

The land described in the foregoing document is located in Salt Lake County, State of Utah and is described more particularly as:

PARCEL 1:

Beginning at a point 139 feet South 00°07'02" West from the Northwest Corner of Lot 7, Block 2, Five Acre Plat "A", Big Field Survey, and running thence North 89°59'39" East 150.00 feet; thence South 00°07'02" West 39.93 feet; thence North 89°59'39" East 52.00 feet; thence South 0°07'02" West 75.00 feet; thence South 89°59'39" West 45.07 feet, more or less (to the center line of the conduit for Parley's Creek calculated, formally referred to as the North side of a creek); thence North 61°28'22" West 166.14 feet; thence South 89°59'39" West 10.81 feet; thence North 0°07'02" East 35.57 feet to the point of beginning.

BK8582PG8995