

When Recorded Mail to:
Darrell & Joan Tew
5635 Hillside Dr.
Murray, Utah 84107

E 1520545 B 2511 P 401
SHERYL L. WHITE, DAVIS CNTY RECORDER
1999 JUN 3 9:52 AM FEE 14.00 DEP JB
REC'D FOR FIRST AMERICAN TITLE CO OF UTA

ASSIGNMENT OF LEASE

THIS AGREEMENT, made in the City of Layton, State of Utah, on the 2nd day of May, 1999, by and between ANA Development, L.C., a Utah limited liability company, hereinafter referred to as the ASSIGNOR, and Darrell E. Tew and Joan K. Tew, Trustee of The Darrell and Joan Tew Family Trust, hereinafter referred to as the ASSIGNEE.

WITNESSETH:

WHEREAS, under date of May 27, 1999, ANA Development, L.C., a Utah limited liability company, as Landlord, entered into a Lease with Carl Karcher Enterprises, Inc., a California corporation, as Tenant, which Lease is delivered herewith, wherein and whereby the said Landlord agreed to lease and the said Tenant agreed to hire, upon the terms, conditions and provisions therein set forth, all that certain land, and buildings and improvements thereon, erected, situate, lying and being the County of Davis, State of Utah, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND
BY THIS REFERENCE MADE A PART HEREOF

to which lease in writing, referenced is hereby made for all of the terms, conditions and provisions thereof; and,

WHEREAS, the Assignee desires to acquire from the Assignor all of the right, title and interest of the Assignor in and to the aforesaid written lease.

NOW, THEREFORE, it is hereby mutually agreed as follows:

1. That the Assignor in consideration of the payment of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, assigned to the Assignee, all its right, title and interest in and to the aforesaid Lease, dated May 27, 1999, concerning the above described property.
2. That to induce the Assignee to pay the said sum of money and to accept the said Lease, the Assignor hereby represents to the Assignee that the Assignor has duly performed all the conditions of the said Lease and that the Lease is now in full force and effect with lease rent paid through JUNE 2, 1999.

3. That in consideration of the Assignor executing and delivering this Assignment, the Assignee covenants with the Assignor that the Assignee will duly keep, observe and perform all of the terms conditions and provisions of said Lease that are to be kept, observed and performed by the Landlord thereunder.

IN WITNESS WHEREOF, the parties hercto have hereunto set their hands and seals the day and year first above written.

ANA Development, L.C.

[Signature]
By: Dell S. Nichols, Member

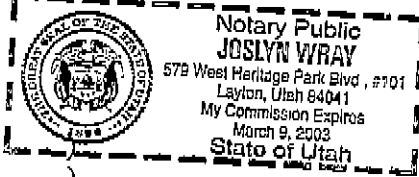
The Darrell and Joan Tew Family Trust

[Signature]
By: Darrell E. Tew, Trustee
[Signature]
By: Joan K. Tew, Trustee

STATE OF UTAH)
COUNTY OF DAVIS)

This Certifies that on this 2nd day of June, 1999, Dell S. Nichols personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Dell S. Nichols known to me to be the persons named in and who executed the foregoing instrument and who Dell S. Nichols known to me to be a member of the Limited Liability Company of ANA Development, L.C. acknowledged to me that Dell S. Nichols executed the said instrument freely and voluntarily for the purpose and use herein mentioned on behalf of said Limited Liability Company.

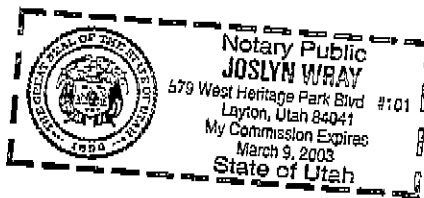
In Testimony Whereof, I have hereunto set my hand and notarial seal the day and year last above written.



[Signature]
Notary Public

STATE OF UTAH)
COUNTY OF DAVIS)

On the 2nd day of June, 1999, personally appeared before me Darrell E. Tew and Joan K. Tew, Trustees of The Darrell and Joan Tew Family Trust, the signers of the foregoing instrument, who duly acknowledged to me that they executed the same.



[Signature]
Notary Public

Exhibit "A"

E 1520845 B 2511 P 403

All of Lot 1, Frontage Road Subdivision, according to the official plat thereof, on file and of record in the Davis County Recorder's Office.

02-123-0004