

UPON RECORDATION RETURN TO:

McGuireWoods LLP
1230 Peachtree Street, Suite 2100
Atlanta, Georgia 30309
Attention: Josiah A. Bancroft

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RETURN BY: MAIL (X) PICK UP ()

06-094-0085

UNIT # 3533, 2487 South 800 West, Woods Cross, Utah 84087

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made as of the 14th day of July, 2015 ("Effective Date"), by and between FILO, LLC, a Utah limited liability company, with a mailing address of 77 Marbella, San Clemente, California 92673 ("Landlord"), and PEAK THIRD PARTY RESTAURANT GROUP, LLC, a Georgia limited liability company, with a mailing address of 1778 North Plano Road, Suite 100, Richardson, Texas 75081 ("Tenant").

In consideration of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration paid by Tenant to Landlord and the mutual covenants contained in that certain Lease Agreement between the parties hereto dated on even date herewith (hereinafter called the "Lease"), Landlord has leased and does hereby lease to Tenant, and Tenant has leased and does hereby lease from Landlord, upon the terms and conditions set forth in said Lease, the real property more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Premises").

The term of the Lease shall commence on the Effective Date and end on the date that is fifteen (15) years after the Rent Commencement Date (as defined in the Lease). Said Lease provides for options to renew for six (6) five (5) year terms.

[Signatures Begin on Next Page]

IN WITNESS WHEREOF, Landlord and Tenant have executed and sealed this Memorandum of Lease to be effective as of the date first above written.

"LANDLORD":

Signed, Sealed and Delivered
in the presence of:

FILO, LLC, a Utah limited liability company

Yvette Lazzara
Name: Yvette Lazzara

By: [Signature]
Ismene Paliobeis Gatsios, Manager

Kayla d'
Name: Kayla Correia

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the documents to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

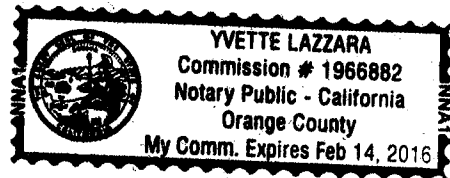
STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

On July 10, 2015, before me, Yvette Lazzara, Notary Public, personally appeared **Ismene Paliobeis Gatsios**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Yvette Lazzara



"TENANT":

Signed, sealed and Delivered
in the presence of:

**PEAK THIRD PARTY RESTAURANT GROUP,
LLC**, a Georgia limited liability company

Kristen Truitt
Name: Kristen Truitt

By: Peak Restaurant Partners, LLC, a Delaware
limited liability company, its sole member and
manager

Aria McLaughlin
Name: Aria McLaughlin

By: Peak Restaurant Partners, LP, a Delaware
limited partnership, its sole member and
manager

By: Peak Restaurant Partners GP, LLC, a
Delaware limited liability company, its
general partner

By: Peak Restaurant Holdings, LLC, a
Delaware limited liability
company, its sole member and
manager

By: *Karl Jaeger*
Karl F. Jaeger
Vice President

STATE OF Georgia
COUNTY OF FULTON

The foregoing instrument was acknowledged before me this 13 day of July, 2015, by Karl F. Jaeger, as Vice President of Peak Restaurant Holdings, LLC, a Delaware limited liability company, sole member and manager of Peak Restaurant Partners GP, LLC, a Delaware limited liability company, general partner of Peak Restaurant Partners, LP, a Delaware limited partnership, sole member and manager of Peak Restaurant Partners, LLC, a Delaware limited liability company, sole member and manager of Peak Third Party Restaurant Group, LLC, a Georgia limited liability company. He is personally known to me or has produced a driver's license as identification.

[NOTARIAL SEAL]



Sara Goodwin
Notary Public, State of Georgia
Print Name: SARA GOODWIN
Notary Commission No.: _____
My Commission Expires: 8/18/15

EXHIBIT "A"

Legal Description

2487 South 800 West, Woods Cross, Utah 84087

Parcel 1:

Beginning at a point on the East line of 800 West Street, which is 175.71 feet South 89°35'05" West along the 1/4 Section line, and 137.33 feet South 0°05'15" East along said East line of 800 West Street from the center of Section 36, Township 2 North, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°54'52" East 248.59 feet to the Westerly right-of-way line of Interstate 15; thence Southwesterly along said Westerly right-of-way line two (2) courses as follows: Southwesterly along the arc of a 1850.08 foot radius curve to the right 164.34 feet (long chord bears South 42°36'49" West 164.29 feet), and South 45°09'30" West 170.74 feet; thence North 44°47'32" West 98.22 feet to a point on the East edge of a 4 foot concrete sidewalk; thence Northerly along said East edge of sidewalk the following five (5) courses: North 25°46'55" East 14.72 feet; North 21°27'44" East 19.59 feet, North 19°21'41" East 18.75 feet, Northeasterly along the arc of a 367.75 foot radius curve to the left 60.62 feet (long chord bears North 20°51'15" East 60.55 feet), and North 11°38'50" East 52.26 feet to said East right-of-way line of 800 West Street; thence North 5°26'40" East 15.12 feet along said East right-of-way line to the point of beginning.

(Tax Parcel No. 06-094-0085)

Parcel 1A:

Together with and subject to the non-exclusive easements over and upon the parking and common areas for purposes of vehicular ingress and the parking of motor vehicles, according to the terms and conditions and as set forth in Declaration of Restrictions and Grant of Easements, dated April 16, 1979, executed by Hermes Associates, a Utah partnership, recorded April 26, 1979 as Entry No. 529888 in Book 765 at Page 396 of Davis County Official Records.