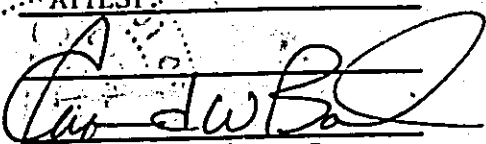


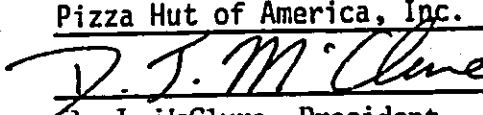
TO HAVE AND TO HOLD the same, with all rights, privileges, appurtenances, and immunities thereto belonging or in anyway appertaining; unto said Party of the Second Part, its successors and assigns forever; the said Party of the First Part hereby convenating that it lawfully seized of an indefeasible estate in fee in the premises herein conveyed; that it has good right to convey the same; that the said premises are free and clear of any encumbrances done or suffered by it or those under whom may claim; and that it will warrant and defend the title to said premises unto said Party of the Second Part, and unto

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its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the first Part has executed the above the day and year first above written.

ATTEST:

Raymond W. Baker, Secretary

Pizza Hut of America, Inc.

D. J. McClure, President

ACKNOWLEDGMENT

STATE OF Missouri)
COUNTY OF Jackson) ss

On the 31 day of October, 19 85, before me, a Notary Public within and for the above mentioned State and County, appeared

D. J. McClure, President, to me personally known, who being by me duly sworn, did say that he is the President of Pizza Hut of America, Inc. (President or Vice-President)

(Name of Corporation)

described in and which executed the foregoing instrument and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and the said President acknowledged said deed to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

My Commission expires

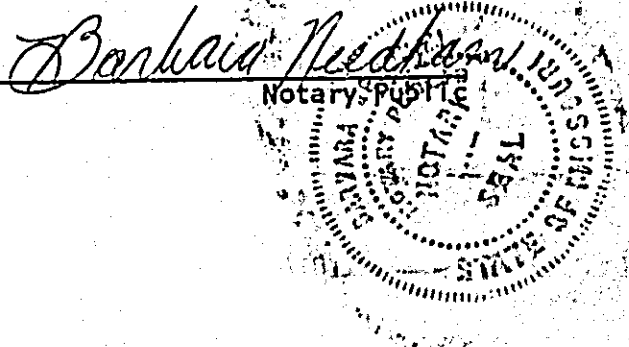
BARBARA NEEDHAM
NOTARY PUBLIC STATE OF MISSOURI
JACKSON CO.
MY COMMISSION EXPIRES SEPT 7, 1989
ISSUED THRU MISSOURI NOTARY ASSOC.

STATE OF MISSOURI
COUNTY OF JACKSON
CERTIFICATE RECEIVED

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CATHERINE L. LUCHA
DIRECTOR OF RECORDS

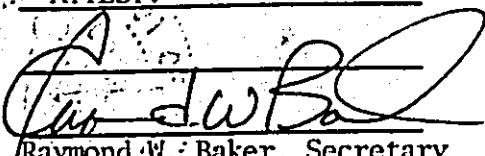


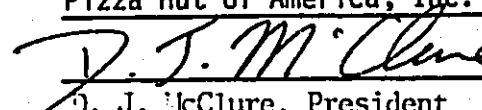
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its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Party of the first Part has executed the above the day and year first above written.

ATTEST:

Raymond W. Baker, Secretary

Pizza Hut of America, Inc.

D. J. McClure, President

ACKNOWLEDGMENT

STATE OF Missouri)
COUNTY OF Jackson) ss

On the 31 day of October, 19 85, before me, a Notary Public within and for the above mentioned State and County, appeared D. J. McClure, President, to me personally known, who being by me duly sworn, did say that he is the President of Pizza Hut of America, Inc. (President or Vice-President)
(Name of Corporation)

described in and which executed the foregoing instrument and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and the said President acknowledged said deed to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.

My Commission expires BARBARA NEEDHAM
NOTARY PUBLIC STATE OF MISSOURI
JACKSON CO.
MY COMMISSION EXPIRES SEPT 7, 1989
ISSUED THRU MISSOURI NOTARY ASSOC.

STATE OF MISSOURI
COUNTY OF JACKSON
THIS INSTRUMENT RECEIVED

1986 JAN 10 A 9:49.0
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CATHERINE LAUCHA
DIRECTOR OF RECORDS

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