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STATE MS.-DE SOTO CO.  
FILED

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W. E. D. 2000 CH. CLK.

**NOTICE OF  
LEASE TERMINATION**

KNOW ALL MEN BY THESE PRESENTS THAT: Burger King Corporation, a Florida corporation, having an address of 17777 Old Cutler Road, Miami, Florida 33157 ("BKC"), hereby executes this Notice of Lease Termination in connection with that certain Ground Lease dated December 30, 1985 (the "Lease"), relating to the lease of certain real property located in Southaven, Mississippi, as more particularly described on Exhibit A, attached and made a part hereof (the "Premises"). A short form of lease, evidencing the Lease, was recorded on January 10, 1990, in Book 59, at Page 484, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

BKC is the landlord under the lease by that certain Assignment and Assumption of Lease, dated March 6, 2000, recorded on March 13, 2000, in Book 84, at Page 558, in the Office of the Chancery Clerk of DeSoto County, Mississippi, and is also the tenant under the Lease by that certain Assignment, Assumption and Consent to Assignment and Amendment to Lease and General Release, dated December 1, 1989, recorded January 10, 1990, in Book 59, at Page 488, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

BKC hereby agrees to the early termination of the Lease, effective as of April 7, 2000 (the "Termination Date"). This Notice of Lease Termination is for recording notice purposes. The recording of this Notice shall be conclusive proof that the Lease has terminated and that BKC no longer has an interest in the Premises as of the Termination Date.

WJH IN WITNESS WHEREOF, this Notice of Lease Termination is dated as of the 7 day of April, 2000.

Witnesses:

Burger King Corporation

Gillian M. Green  
Print Name: Gillian M. Green

By: WMS  
Its: Vice President

Kathryn Phillips  
Print Name: Kathryn Phillips

Attest: Jean M. Dumas

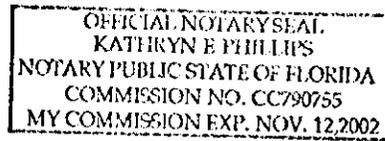
STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

BEFORE ME, the undersigned authority, personally appeared W Barry Blum and Jill M. Girard, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Assistant Secretary of BURGER KING CORPORATION, a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such Vice President and Assistant Secretary respectively of said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 7<sup>th</sup> day of April, 2000.

(SEAL)

Kathryn E Phillips  
Notary Public  
My Commission Expires: 11/12/02



**EXHIBIT A****LEGAL DESCRIPTION**

Beginning at the Northeast corner of Section 24, Township 1 South, Range 8 West, DeSoto County, Mississippi; thence South 01°02'13" West 53.00 feet to a point in the centerline of Airways Blvd.; thence North 89°02'24" West 1472.85 feet to a point said point being the true point of beginning; thence South 00°17'41" East (South 00°23'53" West called) 180.00 feet to a cotton picker spindle; thence North 89°02'24" West 179.91 feet measured (180.00 feet called) to a 1/2" iron pin found; thence North 00°15'57" East to 179.81 feet measured (North 00°23'53" East 180.00 feet called) to a 1/2" iron pin found; thence South 89°05'59" East (South 89°02'24" East called) 180.00 feet to the point of beginning containing 0.74 acres more or less subject to all rights of ways, easements of record and subdivision regulations in effect for the City of Southaven.