

ASSIGNMENT AND ASSUMPTION OF LEASE

KNOW ALL MEN BY THESE PRESENTS that NET LEASE DEVELOPMENT LLC, a Delaware limited liability company, whose legal address is 50 South Sixth Street, Suite 1480, Minneapolis, Minnesota, 55402, of the County of Hennepin and State of Minnesota ("Assignor"), in consideration of One Dollar and other good and valuable consideration paid to it by WILD & WONDERFUL LLC, a Mississippi limited liability company ("Assignee"), does hereby assign, transfer, and set over to Assignee, its successors, legal representatives and assigns, all of Assignor's right, title and interest in and under that certain Lease dated July 31, 2003, as amended by First Amendment thereto dated July 31, 2003, as further amended by Second Amendment thereto dated November 24, 2003, and the Guaranty of said Lease dated July 31, 2003 (collectively, the "Lease"). The Lease is evidenced by Memorandum of Lease, by and between Blazin Wings, Inc., as tenant, and Assignor, as landlord, dated July 31, 2003, filed and recorded on August 4, 2003 in Book 99, Page 599, in the Office of the Chancery Clerk of DeSoto County, Mississippi. The Lease concerns premises located in DeSoto County, Mississippi and legally described in Exhibit A attached hereto.

Assignee hereby assumes as of the date hereof all of the obligations of Assignor, as Landlord, under the Lease, to the extent that such obligations arise from and after the date hereof.

Assignor shall warrant and defend title to the Assignor's interest in the Lease unto Assignee against the claims and demands of all persons claiming an interest therein.

This instrument may be executed in counterparts.

IN WITNESS WHEREOF, Assignor and Assignee have hereunto set their hands this 17th day of May 2004.

STATE MS.-DESOTO CO. FILED P P

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ASSIGNOR:

NET LEASE DEVELOPMENT LLC, a Delaware limited liability company

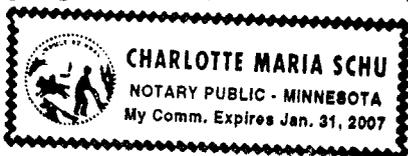
BY:

[Signature] James F. Vitt, its Vice Manager

STATE OF MINNESOTA

COUNTY OF HENNEPIN

PERSONALLY appeared before me, the undersigned authority in and for the said County and State, on this the 17th day May 2004, within my jurisdiction, the within named James F. Vitt, who acknowledged that he is the Vice Manager of Net Lease Development LLC, a Delaware limited liability company, and that for and on behalf of the said company, and as its act and deed has executed the above and foregoing instrument, after first having been duly authorized by said company so to do.



[Signature] Notary Public

My Commission Expires: 1-31-07

EXHIBIT A

LEGAL DESCRIPTION

Lot 1, Phase 2, Craft-Goodman Commercial Subdivision in Section 28, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 82, Page 6, in the office of the Chancery Clerk of DeSoto County, Mississippi.