

MEMORANDUM OF LEASE

This is a Memorandum of Lease for the Lease executed on September 24, 2007, between Subway Real Estate Corp. (Grantee) a corporation organized under the laws of the State of Delaware, having its principal office at 325 Bic Drive, Milford, CT 06461, hereinafter called "the Tenant", and Malkin Management & Investment Co., Inc. (MMIC, Inc.), (Grantor) having its principal office at: 756 Ridge Lake, Blvd, Ste 212, Memphis, TN 38120 hereinafter called "the Landlord".

For the purpose of this document and/or the Lease, as well as any exhibits/schedules executed by the Landlord and Tenant, if applicable, the terms "Landlord", "Grantor", and "Lessor" or "Tenant", "Grantee", and "Lessee" as used shall be deemed synonymous.

The Landlord leases to the Tenant the premises as described in the Lease:

1. Premises:

SUBWAY® store number: 42007

Located at: 4935 Pepperchase, Southaven, MS 38672

State of: MISSISSIPPI

County of: DE SOTO

2. Term

The Lease is for a term of 5 Year(s)/3 Month(s)/0 Day(s)

3. Renewal (Option) Periods:

The Tenant shall have the right to renew this lease for: No Options

Property information attached

Prepared by, and return to:

Attn: Janice Trowbridge

Subway Real Estate Corp.

325 Bic Drive ~ Milford, CT 06461

Acknowledgement - Memorandum of Lease

In Witness whereof the "Landlord" has hereunto executed this document this 14th day of July, 2008.

Landlord: Malkin Management & Investment Co., Inc.

SUBWAY® store number: 42007

Located at: 4935 Pepperchase, Southaven, MS, 38672

[Signature]
Signature

Michael E. Danziger
Printed Name

Agent
Title

[Signature]
Witness

Louis Glazer
Printed Witness Name

[Signature]
Witness

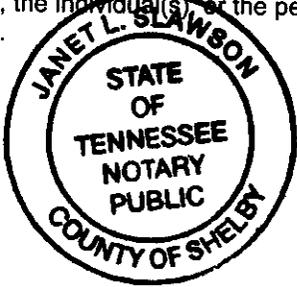
Laurie Toney
Printed Witness Name

STATE OF Tennessee

COUNTY OF Shelby

On this the 14th day of July in the Year 20 08, before me, the undersigned, a Notary Public in and for said State, personally appeared

Michael Danziger
personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her, their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



[Signature]
Notary Public

(Notary Seal)

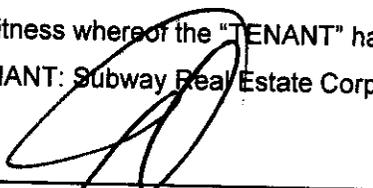
My Commission Expires: 4-18-2012

Prepared by, and return to:
Attn: Janice Trowbridge
Subway Real Estate Corp.

Acknowledgment – Memorandum of Lease

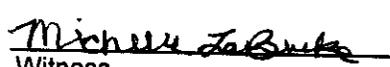
In Witness whereof the "TENANT" has hereunto executed this document this 17th day of July, 2008

TENANT: Subway Real Estate Corp.


Ernest A. Oliver
Duly Authorized

Witness

Printed Name Christina Krupp


Michelle LaBrake

Witness

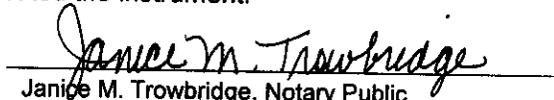
Printed Name Michelle LaBrake

STATE OF CONNECTICUT

COUNTY OF NEW HAVEN

On this the 17th day of July in the Year 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Ernest A. Oliver duly authorized by Subway Real Estate Corp. and personally known to me to be the individual whose name is subscribed to the within instrument and acknowledge to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.




Janice M. Trowbridge, Notary Public
County of New Haven

(Notary Seal)
My Commission Expires: January 31, 2009

Prepared by, and return to:
«Attn»
Subway Real Estate Corp.
325 Bic Drive ~ Milford, CT 06461

									TAX DISTRICT: 5401		Click For Tax Map PDF	Display Tax Receipt Data	Tax Calculator
PARCEL#: 2 08 1 12 04 0 00003 00									LOT SIZE:				
											Click for GIS Map	Search Land Records	

LANDOWNER INFO:	ROBERTS CHARLES W
	9265 LAUREL HILL
	OLIVE BRANCH MS
	38654-0000

LEGAL DESCRIPTION:	CIVIC CENTER COMMERCIAL S/D
	PHASE 1
	LOT 3

DRAINAGE			
CODE:			
BENEFIT:	.00	.00	.00
SUPV. DIST.:	5		

DEEDS	BOOK:	PAGE:	DATE:
	448	215	7/14/03
			0/00/00
			0/00/00

APPRAISED LAND VALUE:	174,240
APPRAISED IMP. VALUE:	438,869
APPRAISED TOTAL VALUE:	613,109
ASSESSED TOTAL VALUE:	91,966

PROPERTY LOCATION:	4935 PEPPERCHASE DR
	SOUTHAVEN

DEEDED ACRES:	.00
CALC. ACRES:	.00

SECTION:	12
TOWNSHIP:	02
RANGE:	08

Improvements

Imp#	Building Type	Construction	Base Area	Adj. Area	Yr. Built
01	COMMERCIAL	CONCRETE	10,162	10,162	2004
02	ASPHALT GOOD	CONCRETE	10,000	10,000	0000