
(Above space reserved for recorder and recording information)

This instrument prepared by and
after recording return to:

Wilensky & Jones LLP
3109 Carlisle St Suite 100
Dallas, Texas 75204
Attention: Richard S. Wilensky

TERMINATION OF MEMORANDUM OF LEASE

This Termination of Memorandum of Lease ("Termination") is made and entered into as of the 13 day of October 2010 by and between DBAPPLEF LLC, a Delaware limited liability company, ("Landlord") and Applebee's Restaurants Kansas LLC, a Kansas limited liability company, Applebee's Restaurants Mid-Atlantic LLC, a Delaware limited liability company, Applebee's Restaurants North LLC, a Delaware limited liability company, Applebee's Restaurants Texas LLC, a Texas limited liability company, and Applebee's Restaurants West LLC, a Delaware limited liability company (collectively, "Tenant").

Recitals:

- A. Landlord and Tenant have entered into a Master Land and Building Lease ("Lease") and executed a Memorandum of Lease, dated June 13, 2008, ("Memorandum of Lease"), recorded on June 23, 2008 in Book 126, Vol.756, DeSoto County, with respect to the Property more particularly described on Exhibit A attached hereto ("Property").
- B. Landlord has sold the Property and Landlord and Tenant have terminated the Lease with respect to the Property.
- C. Landlord and Tenant have agreed to terminate the Memorandum of Lease.

Now Therefore, for good and valuable consideration, the sufficiency of which is hereby expressed, Landlord and Tenant agree to the following:

1. Termination. The Memorandum of Lease is hereby terminated.

Prop#52077 *★*
Horn Lake MS

Holcomb Dunbar
BY 707
Oxford MS
38655

1

2. Counterparts. This Termination of Memorandum of Lease may be executed in multiple counterparts or copies, each of which shall be deemed an original hereof for all purposes.
3. Conflicts. If there are any conflicts between the provisions of this Termination of Memorandum of Lease and the Lease, the provisions of the Lease shall control. The rights and obligations set forth herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have caused this Termination to be executed by their duly authorized representatives as of the day and date as acknowledged below to be effective as of the day and date first above written.

[SIGNATURES AND ACKNOWLEDGMENTS ON FOLLOWING PAGES]

LANDLORD:

DBAPPLEF LLC,
a Delaware limited liability company

BY: SKYLINE APPLE INVESTORS LLC,
a Delaware limited liability company
ITS: Disposition Manager



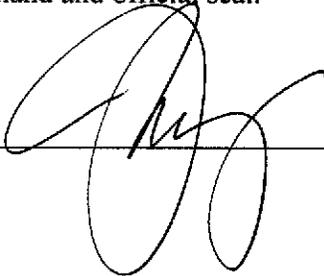
BY: D. Scott Ruegg
ITS: Manager

State of CALIFORNIA
County of SAN FRANCISCO

On 10.8.2010 before me, JT Benitz, Notary Public,
personally appeared D Scott Ruegg, 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 



(Seal)

FOR NOTARY STAMP

TENANT:

APPLEBEE'S RESTAURANTS KANSAS LLC,
a Kansas limited liability company

By: *Rebecca R. Tilden*
Name: Rebecca R. Tilden
Title: Vice President

State of Kansas
County of Johnson

On 10-5-10 before me, Claudia A Barwick, Notary Public,
personally appeared Rebecca R. Tilden, 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 Kansas that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Claudia A Barwick*

(Seal)

FOR NOTARY STAMP

CLAUDIA A. BARWICK
NOTARY PUBLIC - State of Kansas
My Appt. Exp. 4-29-2013

APPLEBEE'S RESTAURANTS MID-ATLANTIC LLC
a Delaware limited liability company

By: *Rebecca R. Tilden*
Name: Rebecca R. Tilden
Title: Vice President

State of Kansas
County of Johnson

On 10-5-10 before me, Claudia A Barwick, Notary Public,
personally appeared Rebecca R. Tilden, 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 Kansas that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Claudia A Barwick* (Seal)

FOR NOTARY STAMP
CLAUDIA A. BARWICK
NOTARY PUBLIC - State of Kansas
My Appt. Exp. 4-29-2013

APPLEBEE'S RESTAURANTS NORTH LLC
a Delaware limited liability company.

By: *Rebecca R. Tilden*
Name: Rebecca R. Tilden
Title: Vice President

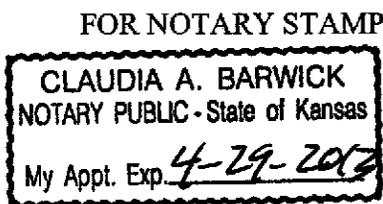
State of Kansas
County of Johnson

On 10-5-10 before me, Claudia A. Barwick, Notary Public, personally appeared Rebecca R. Tilden, 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 Kansas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Claudia A. Barwick* (Seal)



APPLEBEE'S RESTAURANTS TEXAS LLC,
a Texas limited liability company

By: *Rebecca R. Tilden*
Name: Rebecca R. Tilden
Title: Vice President

State of Kansas
County of Johnson

On 10-5-10 before me, *Claudia A Barwick* Notary Public,
personally appeared *Rebecca R Tilden*, 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.

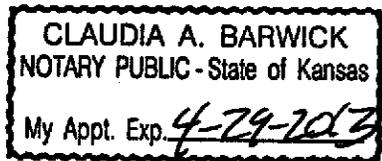
I certify under PENALTY OF PERJURY under the laws of the State of Kansas that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Claudia A Barwick*

(Seal)

FOR NOTARY STAMP



APPLEBEE'S RESTAURANTS WEST LLC,
a Delaware limited liability company

By: Applebee's Enterprises LLC
Its Sole Member

By: *Rebecca R. Tilden*
Name: Rebecca R. Tilden
Title: Manager

State of Kansas
County of Johnson

On 10-5-10 before me, *Claudia A. Barwick*, Notary Public,
personally appeared *Rebecca R. Tilden*, 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 Kansas that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Claudia A. Barwick* (Seal)

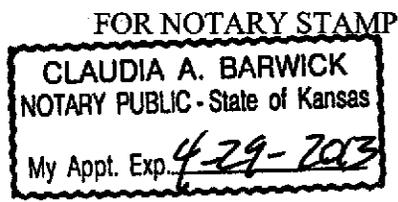


EXHIBIT "A"

Unit No.: 52077

Property Address: 710 DeSoto Cove, Horn Lake, MS

LOT 4, AS SHOWN ON SUBDIVISION PLAT ENTITLED "PART OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 8 WEST, FINAL PLAT A RESUBDIVISION OF LOTS 3, 4 & 5 OF DESOTO CROSSING SUBDIVISION, PHASE 1", LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI, AND RECORDED IN PLAT BOOK 46, PAGE 39, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI, TO WHICH PLAT REFERENCE IS HEREBY MADE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON STAKE (SET) AT THE NORTHEAST CORNER OF LOT NO. 3 IN THE SOUTHERLY LINE OF DESOTO COVE, SAID STAKE BEING 135.00 FEET EASTWARDLY FROM THE TANGENT INTERSECTION OF THE SOUTHERLY LINE OF DESOTO COVE AND THE EASTERLY LINE OF INTERSTATE BOULEVARD; THENCE NORTH 89° 21' 40" EAST 180.14 FEET WITH THE SOUTHERLY LINE OF SAID COVE TO AN IRON STAKE (SET) AT THE NORTHWEST CORNER OF LOT NO. 5A; THENCE SOUTH 00° 38' 20" EAST 328.08 FEET ALONG THE WESTERLY LINE OF LOT NO. 5A TO AN IRON STAKE (SET) IN THE PRESENT NORTHERLY LINE OF GOODMAN ROAD, SAID STAKE BEING NORTH 86° 45' 16" WEST 334.35 FEET FROM A "CONCRETE" RIGHT OF WAY MONUMENT (FOUND) IN A SOUTHERLY LINE OF LOT NO. 5A AT THE PRESENT INTERSECTION OF A NORTHERLY LINE OF GOODMAN ROAD AND A NORTHERLY LINE OF THE INTERSTATE 55 RIGHT OF WAY; THENCE NORTH 88° 12' 25" WEST 180.30 FEET WITH THE NORTHERLY LINE OF SAID ROAD TO AN IRON STAKE (SET), SAID STAKE BEING SOUTH 88° 12' 25" EAST 99.69 FEET FROM AN IRON STAKE (SET) AT A SOUTHWEST CORNER OF LOT NO. 3; THENCE NORTH 00° 38' 20" WEST 320.43 FEET ALONG THE EASTERLY LINE OF LOT NO. 3 TO THE POINT OF BEGINNING.

TOGETHER WITH APPURTENANT RECIPROCAL EASEMENTS GRANTED IN DECLARATION OF PROTECTIVE COVENANTS AND RECIPROCAL EASEMENTS RECORDED IN BOOK 272, PAGE 116.