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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

MEMORANDUM OF SUBLEASE

Recorder's Cover Sheet

7-157

Preparer Information: (name, address and phone number)

Matthew D. Gordon, Esq.
Laff Campbell Tucker Delaney & Gordon, LLP
7730 E. Belleview Avenue, Suite 204
Greenwood Village, CO 80111
PH: (303) 740-7200

Taxpayer Information: (name and complete address)

4G Properties, LLC
10703 Barkley
Overland Park, Kansas 66211

Return Document To: (name and complete address)

Jessica Tapia/Jason Sarmiento
LandAmerica Commercial Services
1850 North Central Avenue, Suite 300
Phoenix, AZ 85004

Escrow No. 007-52248

Subtenant: WESTAR FOODS, INC., a Colorado corporation

Sublandlord: Hardee's Food Systems, Inc., a North Carolina corporation

Legal Description: See Page Exhibit "A" (page 6)

MEMORANDUM OF SUBLEASE

This MEMORANDUM OF SUBLEASE (this "Memorandum") is made and entered into as of July 24, 2007, by and between **Hardee's Food Systems, Inc.**, a North Carolina corporation("Sublandlord"), whose address is 100 North Broadway, Suite 1200, St. Louis, Missouri 63102, and **Westar Foods, Inc.**, a Colorado corporation ("Subtenant"), having an address of 10703 Barkley, Overland Park, Kansas 66211. The following recitals form the basis for this Memorandum:

A. Sublandlord and Subtenant are parties to that certain Sublease Agreement (the "Sublease"), dated as of July 24, 2007, whereby Sublandlord demised to Subtenant and Subtenant leased from Sublandlord the Premises, described as follows:

See Exhibit A attached hereto.

B. Sublandlord and Subtenant desire to provide notice of the Sublease. Capitalized terms not otherwise defined herein shall have the same meaning as in the Sublease.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration as more fully provided in the Sublease, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Subject to the covenants and conditions contained in the Sublease, Sublandlord demised to Subtenant and Subtenant subleased from Sublandlord the Premises.

2. The term of the Sublease commences on July 24, 2007, and expires on February 28, 2009, subject to such options to extend such term as described in the Sublease, if any, and subject, further, to certain rights on the part of Sublandlord to terminate the Sublease if an event of default on the part of the Subtenant occurs under the Sublease.

3. This instrument does not alter, amend, modify or change the Sublease or the exhibits thereto in any respect. All of the provisions of the Sublease and exhibits thereto are hereby incorporated by reference in this Memorandum. In the event of any conflict between the provisions of this Memorandum and the Sublease, the provisions of the Sublease shall control.

[Remainder of Page Intentionally Left Blank –
Signatures on Following Page]

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Lease as of the day and year first above written.

"Sublandlord"

Hardee's Food Systems, Inc.

By:_____

Printed Name: William R. Werner

Title: Senior Vice President

"Subtenant"

Westar Foods, Inc.

By:_____

Printed Name: Frank Westermajer

Title: President

[Add Appropriate Acknowledgements]

STATE OF MISSOURI)
)
CITY OF ST. LOUIS)

On July 19, 2007, before me, a notary public, personally appeared WILLIAM R. WERNER, to me known, who, being by me duly sworn, did say that he is the Senior Vice President of HARDEE'S FOOD SYSTEMS, INC., a North Carolina corporation, and that said instrument was signed on behalf of said corporation by said William R. Werner, and acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the location aforesaid, the day and year first above written.

Patricia M Przyzycki
Notary Public

My commission expires: _____

PATRICIA M. PRZYZYCKI
Notary Public - Notary Seal
State of Missouri
Commissioned for St. Louis County
My Commission Expires: April 08, 2011
Commission Number: 07506115

STATE OF COLORADO)
)
COUNTY OF ARAPAHOE)

On July 19, 2007, before me, a notary public, personally appeared FRANK WESTERMAJER, to me known, who, being by me duly sworn, did say that he is the President of WESTAR FOODS, INC., a Colorado corporation, and that said instrument was signed on behalf of said corporation by said William R. Werner, and acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the location aforesaid, the day and year first above written.

Drew Anderson
Notary Public

My commission expires: 2/23/2010

Exhibit 'A'
Legal Description

That part of Lot Two (2) described as: Commencing at the Southwest corner of Lot One (1), and running thence West One Hundred Twenty Five (125) feet to the Southeast corner of Lot Three (3), thence North along the East line of Lot Three (3) Ninety (90) feet to the Northeast corner of said lot, thence West along the North line of Lots Three (3) and Lot Four (4) Thirty Four (34) feet, thence North Sixty (60) feet to the North line of Lot Two (2), thence East along said North line One Hundred Fifty Nine (159) feet, thence South One Hundred Fifty (150) feet to the point of beginning; and all of Lot Three (3) and the East Twelve (12) feet of Lot Four (4), all in Ballard's Subdivision of Part of Lot "I" and of Lots "M" and "N" of Iowa Land Company's Subdivision of part of Manchester, Iowa, according to Plat recorded in Book 1 of Plats, Page 120; Situated in Delaware County, Iowa.

which has the apparent address of 205 W. Main St., Manchester, IA 52057