

1140 519

FILED
ASSIGNMENT OF GROUND LEASE
AND DEED OF IMPROVEMENTS
PH-81

For True Consideration See Affidavit
AL 96

THIS ASSIGNMENT OF GROUND LEASE AND DEED OF IMPROVEMENTS
(this "Assignment and Deed"), made as of APRIL 9
1981, between G & T TRADING COMPANY, a Minnesota corporation
having its principal office at 1560 Northwestern Bank Building,
Minneapolis, Minnesota 55402 ("Assignor"), and UNITED STATES
STEEL AND CARNEGIE PENSION FUND, a Pennsylvania non-stock
corporation having its principal office at 767 Fifth Avenue,
New York, New York 10022 ("Assignee").

W I T N E S S E T H:

THAT WHEREAS Burger King Corporation entered into a
Ground Lease (the "Ground Lease") dated January 6
1981 of the real property described on Exhibit A hereto (the
"Demised Premises") wherein C P Enterprises is the
lessor and Burger King Corporation is the lessee;

WHEREAS Burger King Corporation and Assignor have entered
into an Assignment of Ground Lease dated January 19, 1981
wherein Burger King Corporation assigned to Assignor all of Burger
King Corporation's right, title and interest in, to and under the
Ground Lease, and in and to the Demised Premises;

WHEREAS Assignor has constructed and holds title to
certain buildings, structures and other improvements on the
Demised Premises; and

WHEREAS Assignor wishes to assign to Assignee all of
Assignor's right, title and interest in, to and under the Ground
Lease, and in and to the Demised Premises, and to deed the build-
ings, structures and other improvements on the Demised Premises
to Assignee;

1081296
1000
3621801
15(519)
284-2-14-23 → 0.74 AC
cut of 384-2-14.13

JTM - U. S. Steel
3/31/81
#3148 - Greenville, SC
PAH 4/6/81

COUNTY
296 15

0515

4325 RV-2