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GREENVILLE S.C.

BOOK 1140 PAGE 543

APR 17 2:30 PM 1981  
AMENDMENT OF  
BKC GROUND LEASE ASSIGNMENT

THIS AMENDMENT OF ASSIGNMENT OF GROUND LEASE (this "Amended Assignment"), made as of APRIL 16, 1981 between BURGER KING CORPORATION, a Florida corporation having its principal office at 7360 North Kendall Drive, Miami, Florida 33156 ("Assignor"), and G & T TRADING COMPANY, a Minnesota corporation having its principal office at 1560 Northwestern Bank Building, Minneapolis, Minnesota 55402 ("Assignee"),

W I T N E S S E T H:

THAT WHEREAS C. P. Enterprises, as lessor, and Assignor, as lessee, entered into a lease (the "Ground Lease") dated January 6, 1981 of the real property described on Exhibit A here- to (the "Demised Premises"); and

WHEREAS, Assignor and Assignee have previously assigned the Ground Lease by an Assignment of Ground Lease dated January 19, 1981 (the "Assignment") and by this Amended Assignment wish to amend the Assignment and to conform to the terms and conditions contained in this Amended Assignment;

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 Assignee wishes to accept such assignment, all upon the terms and conditions here- after set forth;

NOW THEREFORE, in consideration of the premises, the mutual covenants contained herein and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. Assignor and Assignee hereby amend the previous Assignment to conform to the terms and conditions of this Amended Assignment effective the date hereof, thereafter the only terms and conditions remaining shall be the terms and conditions of this Amended Assignment.

JTM - U. S. Steel  
Amendment Form  
4/15/81  
#3148 - Greenville, SC  
PAH 4/15/81

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