STATE OF TEXAS)
)
COUNTY OF DALLAS)

PERSONALLY appeared before me David A. Bunnell who, being duly sworn, says that he saw the corporate seal of Steak and Ale Restaurants of America, Inc., a Delaware corporation, affixed to the foregoing instrument and that he also saw John W. Titus, Vice President, and Thomas P. Barton, Secretary, of said corporation, sign and attest the same, and that he, with Joseph E. Nowlin, witnessed the execution and delivery thereof as the act and deed of the said Steak and Ale of Columbia, Inc.

David A. Bunnell

SWORN TO before me this 5th day of November, 1976.

(Seal)

My commission expires:
January 1977

Katherine Gill
Notary Public in and for Dallas County, Texas

This instrument was prepared by: David A. Bunnell, Esq.
1000 LTV Tower
Dallas, Texas 75201

Addresses:

Landlord: 12890 Hillcrest Road
P. O. Box 22102
Dallas, Texas 75222

Tenant: 12890 Hillcrest Road
P. O. Box 22102
Dallas, Texas 75222

Copy of Lease Agreement can be secured from Landlord or Tenant at the address above.

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