Return to [illegible] Taylor
Chicago Ti[illegible] [illegible]ance Co.
5447 N[illegible] [illegible]is Lane
T[illegible] [illegible]3634

Prepared by: Bruce A. Neumann, Esq.
McDonald's Corporation
One McDonald's Plaza
Oak Brook, Illinois 60523

After recording, return to:
Doris Murray-Norris
McDonalds Corporation
One McDonalds Plaza
Oak Brook, Illinois 60523

Property Tax Folio No: 8136-06-00170

SPECIAL WARRANTY DEED

THIS INDENTURE, made and executed the 31 day of July, 2007, between Boston Market Corporation, a Delaware corporation, formerly known as Golden Restaurant Operations, Inc., having its principal place of business at 14103 Denver West Parkway, Golden, Colorado 80401, hereinafter "Grantor", and Boston Market Real Estate Company, a Delaware corporation having its principal place of business at 14103 Denver West Parkway, Golden, Colorado 80401, hereinafter "Grantee".

WITNESSETH: That the Grantor for and in consideration of the sum of less than One Hundred Dollars ($100.00), to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and Grantee's heirs and assigns forever, all the following piece, parcel and sold to the Grantee, his heirs and assigns forever, the following described land, situate, lying and being in Broward County, State of Florida, and being more particularly described as follows:

SEE ATTACHED EXHIBIT A

BEING the same Premises conveyed to the Grantor by Deed dated May 26, 2000, recorded in O.R. Book 30531, page 1897 Recorders Office of Broward County, Florida.

TO HAVE AND TO HOLD the Property, together with all improvements located thereon, all easements, rights and appurtenances, including Grantor's rights in adjoining streets and right-of-ways, if any.

SUBJECT TO: current taxes and assessments not yet due and payable from the date hereof and subsequent years, and all covenants, conditions, restrictions, reservations, easements and declarations or other matters of record.

(4)

AND THE GRANTOR hereby binds itself and its successors to warrant and defend the title against the acts of the Grantor and no other, subject to the matters set forth above.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer's thereunto duly authorized, the day and year first above written.

GRANTOR:
BOSTON MARKET CORPORATION, a Delaware corporation

By: _____
Catherine A. Griffin, Vice President

[SEAL]

Signed, sealed and delivered in the presence of:

By: _____
Doris Murray-Norris

By: _____
Bruce A. Neumann

Property:

City & State: Margate, Florida
Address: 5681 W. Atlantic Blvd.
Boston Market Site # 357

Mail Tax Bills to:
Marvin F. Poer & Company
P.O. Box 802206
Dallas, TX 75380

ACKNOWLEDGMENT

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, SANDRA BIESCHKE, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Catherine A. Griffin, Vice President of Boston Market Corporation, a Delaware corporation, who is personally known to me to be the person whose name is subscribed to the foregoing instrument as such Vice President appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such Vice President respectively and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 31 day of July, 2007.

Sandra Bieschke My commission expires: June 28, 2009
Notary Public

[SEAL]

OFFICIAL SEAL
SANDRA BIESCHKE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/28/09

PARCEL I: (FEE)

A portion of Section 36, Township 48 South, Range 41 East, being a portion of the Shopping Center Tract as shown on the Plat of MARGATE REALTY NO. 1, as recorded in Plat Book 42, Page 42, of the Public Records of Broward County, Florida, being more particularly described as follows:

From the East 1/4 corner of said Section 36, run North 88°44'58" West, along the South line of the South 1/2 of the Northeast 1/4 of said Section 36 for a distance of 746.68 feet; thence run North 0°36'05" West for a distance of 53.03 feet to the Point of Beginning of the following described parcel; thence continue North 0°36'05" West, along the last described course for a distance of 170.00 feet; thence run North 88°44'58" West for a distance of 130.00 feet; thence run North 0°36'05" West for a distance of 5.00 feet; thence run North 88°44'58" West for a distance of 25.00 feet; thence run South 0°36'05" East for a distance of 175.00 feet; thence run South 88°44'58" East along the Northerly right-of-way line of West Atlantic Boulevard for a distance of 155.00 feet to the Point of Beginning. *

PARCEL II: (EASEMENT)

Non-exclusive easement rights for ingress, egress and parking as contained in the Cross Parking Agreement dated July 20, 1977, filed September 30, 1977, in Official Records Book 7226, Page 316, Broward County Records.

Exhibit A

Store # 357