

825,000

QUIT CLAIM DEED

THIS DEED, made this 5th day of April, 1999, between GENERAL ELECTRIC CAPITAL CORPORATION, a New York corporation ("Grantor"), whose address is 4 Northpark Drive, Suit 500, Hunt Valley, MD 80401 Grantor, and BOSTON CHICKEN, INC., a Delaware corporation ("Grantee"), whose address is 1804 Centre Point Drive, Suite 106, Naperville, Illinois, Grantee,

WITNESSETH, That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUIT CLAIMED, and by these presents does remise, release, sell and QUIT CLAIM unto the Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with improvements, if any, situate, lying and being in the County of Shelby and State of Alabama, described as follows:

Parcel I

Out Parcel "B", according to the Final Plat of Inverness Corners as recorded in Map Book 21, page 30 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with easement rights set out by instrument recorded as Inst. No. 1997-05888 in the Probate Office.

FOR TITLE PURPOSES ONLY - NO DOCUMENTARY FEE REQUIRED

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of the grantor, either in law or equity, to grantee, its heirs and assigns forever.

CANADA TITLE

Inst # 1999-16589

04/20/1999-16589
08:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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IN WITNESS WHEREOF, Grantor has executed this Deed on the date first set forth above.

GENERAL ELECTRIC CAPITAL
CORPORATION, a New York
corporation

By: Daniel Gioia
Name: Daniel Gioia
Title: Sr. Risk Manager

STATE OF CT

COUNTY OF Fairfield

)
) ss.
)

I, 1, a Notary Public in and or the County and State aforesaid, DO HEREBY CERTIFY that Dan Gioia, personally known to me to be the Sr. Risk Mgr of GENERAL ELECTRIC CAPITAL CORPORATION, a New York corporation, whose name is subscribed to the within instrument, appeared before me this day in person and acknowledged that as such , he signed and delivered the said instrument of said Corporation as his free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes set forth therein.

April GIVEN under my hand and notarial seal this 5th day of 1999.

My commission expires:

[Signature]
Notary Public

GAIL A. VALUS
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR. 31, 2004

Inst # 1999-16589

04/20/1999-16589
08:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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