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AND the said party of the first part, does hereby covenant and agree that at the delivery hereof and party of the first part is the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances and that it will Warrant and Defend the same in the quiet and peaceable possession of said party of the second part its successors heirs and assigns forever; against the lawful claim of all persons whomsoever. EX caused these presents to be executed IN WITNESS WHEREOF, The said party of the first part has hereunto set his hand and seal the day and year first above written.

Executed and delivered in presence of

Jerome S. Metzger

FRANCHISORS DEVELOPMENT CORPORATION

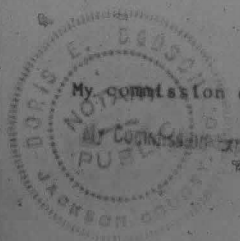
BY James A. Block President
Marguerite S. Lambie Secretary

KANSAS CORPORATION ACKNOWLEDGMENT

STATE OF Missouri
COUNTY OF Jackson

BE IT REMEMBERED, That on this 20 day of October, A.D. 1968, before me the undersigned, a Notary Public in and for the County and State aforesaid, came James A. Block, President of the Franchisors Development Corporation, a corporation duly organized, incorporated and existing under and by virtue of the laws of Kansas and Marguerite S. Lambie, Secretary of said corporation, who are personally known to me to be such officers, and who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said corporation, and such persons duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.



My commission expires:

Doris E. Dodson
Notary Public
Doris E. Dodson

Recorded April 22, 1968 at 12:16 P.M.

RECEIPT

\$90,000.00

October 21, 1968

RECEIVED OF Franchisors Development Corporation

the within named mortgagor, the sum of NINETY THOUSAND AND 00/100THS---DOLLARS, in full satisfaction of the within Mortgage.

(Corp. Seal)

MERCHANTS-PRODUCE BANK
By Porter G. Laughman, Executive Vice Pres.

This release was written on the original mortgage entered this 30th day of October 1968

Janice Beem
Reg. of Deeds

Deputy