

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 6 Fee: 19.00
BK-0805 PG-11266 RPTT: 0.00

APN: 1320-30-714-010
WHEN RECORDED, RETURN TO
NEVADA STATE BANK
P.O. BOX 990
LAS VEGAS, NV 89125-0990



Order # 503656-25 Loan # 050501287

ESTOPPEL, CONSENT AND SUBORDINATION AGREEMENT

This Estoppel, Consent and Subordination Agreement (the "Agreement") is made and executed as of the 22nd of July, 2005 by and between Nevada State Bank, a State banking association ("Lender"), Minden Village I, LLC ("Landlord") and G & G Enterprises, LLC dba Quizno's Sub ("Tenant").

RECITALS

A. Tenant has executed and entered into a Lease Agreement dated May 5, 2005, in which ("Landlord"), appears as "Lessor" and Tenant appears as "Lessee" (the "Lease"), which Lease relates to and encumbers a portion of the real property located in Douglas County, State of Nevada, together with the improvements now or hereafter located thereon ("the Property"), which Property is more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

B. On the conditions that all Tenant's rights in the Property and the Lease (the "Lease Rights") be subordinated as provided below, Lender has agreed to make a term mortgage loan (the "Loan") to Landlord, to provide term financing for Landlord. In connection with the Loan, Landlord has or will be executing a Promissory Note, Term Loan Trust Deed, Assignment of Rents and Security Agreement (the "Trust Deed"), Term Loan Agreement (the "Loan Agreement"), Assignment of Lease for Security (the "Assignment"), and other documents required by Lender to evidence and/or secure Landlord's obligations under the Loan. Unless otherwise defined in this Agreement, capitalized terms used in this Agreement shall have the meaning set forth in the Loan Agreement.

AGREEMENT

In consideration of Lender's Making the Loan to Landlord, the mutual covenants and conditions contained herein, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged by Lender and Tenant, the parties hereto do hereby agree as follows:

1. Consent and Representations. Tenant consents to the assignment of the Lease to Lender

to secure Landlord's payment of the Loan and Landlord's other obligations under the Loan Documents in accordance with Assignment. Furthermore, Tenant does hereby warrant and represent that:

- (a) The Lease is the valid and binding obligation of Tenant, Tenant is not in default under the Lease, and Tenant is not aware of any default by Landlord under the Lease;
- (b) No amendments, modifications, or alterations have been made to the Lease;
- (c) Neither Tenant nor Landlord shall agree to any mutual termination amendment, modification or renewal of the Lease without the prior written consent of Lender;
- (d) Tenant shall give Lender prompt written notice of any default by Landlord under the Lease which notice shall specify the nature of the default;
- (e) That notwithstanding anything to the contrary in the Lease, should any default under the Lease occur, Lender shall have sixty (60) days after the receipt of such notice from Tenant, and at the option of Lender, to cure such default of Landlord. Or, if the nature of the default is such that it cannot reasonably be cured within such sixty (60) day period, such longer period as is reasonably necessary to cure such default of Landlord;
- (f) All rights of Tenant to terminate the Lease as a result of the occurrence of an event of default thereunder are subject to an conditioned upon Tenant's having first given landlord written notice of and an opportunity to cure such default as specified herein;
- (g) No rent has been pre-paid under the Lease at this time, and
- (h) Tenant agrees not to assign, transfer, mortgage, or otherwise encumber the Lease Rights or any interest therein. Tenant further agrees not to sublet the Property or any part thereof, without the prior written consent of Lender and any attempt to do so without such consent shall be void as to Lender.

2. Non-Disturbance. In the event that it should become necessary to foreclose the Trust Deed, Lender will not terminate the Lease nor, unless required in order to complete foreclosure proceedings, join Tenant in foreclosure proceedings so long as Tenant is not in default under any of the terms, covenants or conditions of the Lease, and the Lease will continue in full force and effect following any foreclosure until terminated in accordance with its terms or until it expires in accordance with its terms.

3. No Personal Liability. Notwithstanding any of the other provisions hereof, this Agreement is not intended to create and shall not be deemed to create any personal liability on the part of Tenant for repayment of or otherwise in connection with the Loan.

4. Subordination of Loan Documents. The Lease Rights are hereby made subject,



subordinate, inferior, and junior to the Loan Documents and to all sums advanced on the security of the Loan Documents, including all sums advanced or costs incurred in connection with the Loan Documents or the Loan. The Lease Rights are hereby subordinated to the Loan Documents the same and as fully as if the Loan Documents had been executed and delivered (and recorded, where applicable) prior to execution, delivery and filing of the Lease.

5. Attornment. Tenant shall attorn to and recognize any purchaser at a foreclosure sale under the Trust Deed, any transferee who acquires the Property by deed in lieu of foreclosure, and the successors and assigns of such purchasers, as its landlord for the unexpired balance (and any extensions, if exercised) of the term of the Lease upon the same terms and conditions set forth in the Lease.

6. Successors. This Agreement is and shall be binding upon and shall inure to the benefit of Tenant, Lender and their respective successors and assigns.

7. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Nevada.

EXECUTED as of the day and year first above written

LENDER

NEVADA STATE BANK

By: 

Steve Erger, Vice President

TENANT: G & G Enterprises, LLC

By: 

SHARON GLACKEN

Its: 

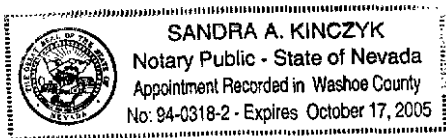


Lender's Notary

STATE OF NEVADA

COUNTY OF WASHOE

The foregoing instrument was acknowledged before me this 25th day of July, 2005 by Steve Erger of NEVADA STATE BANK



Sandra A. Kinczyk
NOTARY PUBLIC

Tenant's Notary

STATE OF Nevada
COUNTY OF Washoe

The foregoing instrument was acknowledged before me this 16 day of August, 2005 by Sharon Blackwell
As Member of G & G Enterprises, LLC



Karen L. Johnson
NOTARY PUBLIC



Real Property Description

The real property located in Douglas County, State of Nevada, and more particularly described as follows:

See attached Exhibit "A".

COPY



Order No.: 050501287

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of DOUGLAS, described as follows:

Being a portion of Lot 5 as shown in Final Subdivision Map PD #03-007 for Minden Village recorded May 7, 2004, as Document No. 612540, and Planned Unit Development further described as follows:

Lot 5-C as shown on Record of Survey #2 for Minden Village, a Planned Unit Development, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on March 5, 2005, Book 0305, Page 2933, Document No. 638393.

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08/24/2005