

When recorded mail to:
Del Taco LLC
Legal Department
25521 Commercentre Drive
Lake Forest, CA 92630
Del Taco Restaurant No. 739

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 5 Fee: 18.00
BK-0807 PG-03075 RPTT: 0.00



MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made and entered into on 6-25-07
by and between:

Landlord: JVG Properties I, LLC,
a California limited liability company
Address of Landlord: 357 East Arrow Highway, Suite 207
San Dimas, CA 91773
Tenant: Del Taco LLC, a California limited liability company
Address of Tenant: Attn: Legal Department
25521 Commercentre Drive
Lake Forest, CA 92630
Name of Document: Sale Leaseback Lease
Commencement Date: 8/3/07
Initial Lease Term: 20 years
Option to Extend: Four (4) five year options
Demised Premises: See Exhibit "A" attached hereto and made a part hereof,
City of Carson City, County of Douglas, State of Nevada
Right of First Refusal: Paragraph 26 of the Sale Leaseback Lease

TENANT

DEL TACO LLC,
a California limited liability company

By: C. Ronald Petty

Name: C. Ronald Petty

Title: President - Development

LANDLORD

JVG Properties I, LLC,
a California limited liability company

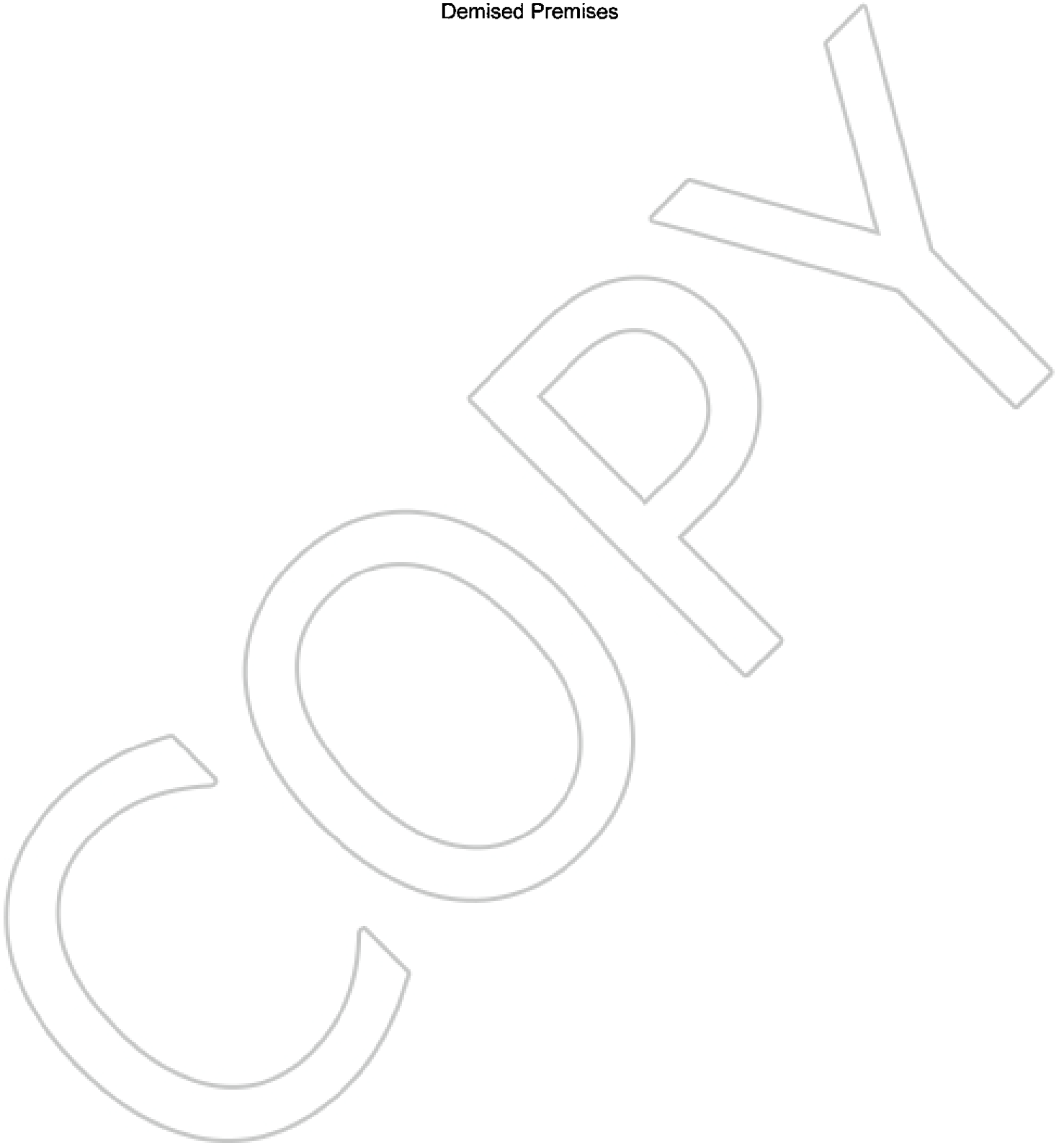
By: Jack Goodrich

Name: JACK GOODRICH

Title: PRES.

PLEASE EXECUTE IN THE PRESENCE OF A NOTARY

Exhibit "A"
Demised Premises



**Exhibit "A"
(Legal Description)**

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:

Parcel One (1):

A parcel of land located within a portion of the Northwest ¼ of Section 6, township 14 North, Range 20 East, M.D.M., described as follows:

Parcel 2 as shown on Parcel Map LDA 03-003 for the Peter O. Gluhaich Farms Partnership and Coachella Properties, LLC., recorded September 12, 2003, in Book 903 of Official Records, at Page 7197, Document No. 589891, Douglas County, Nevada.

Assessor Parcel No. 1420-06-502-013

Parcel Two (2):

Together with those easements which among other things, provides for access, ingress and egress as described in that document entitled Easements with Covenants and Restrictions Affecting Land ("ECR") recorded February 12, 2003, in Book 201, Page 2028, as Document No. 508581, Official Records, Douglas County, Nevada.

Parcel Three (3):

Together with those easements which among other things, provides for access, ingress and egress as described in that document entitled Declaration of Easement, recorded September 12, 2003, in Book 903, Page 7198, as Document No. 589892, Official Records, Douglas County, Nevada.

(End of Exhibit "A")

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Orange } ss.

On June 25, 2007 before me, Michael L. Hofacre, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Jack Goodrich
Name(s) of Signer(s)

- personally known to me
- Proved to me on the basis of satisfactory evidence



to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Michael L. Hofacre
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Memorandum of Lease

Document Date: June 25, 2007 Number of Pages: 1

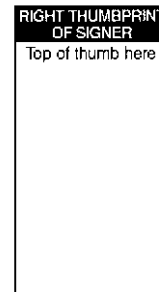
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: Jack Goodrich

- Individual
- Corporate Officer — Title(s): President
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: JVG Properties I, LLC



ACKNOWLEDGMENT

State of California)
County of Orange) ss:

On July 5, 2007, before me, Miryam Hernandez, a Notary Public, personally appeared C. Ronald Petty, President of Development of Del Taco LLC, personally known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that, by his signature on the instrument, he executed the instrument.

WITNESS my hand and official seal.

Miryam Hernandez

