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This instrument prepared by:

R. David Emerick, Esq.
Steak n Shake Operations, Inc.
36 South Pennsylvania Street
Indianapolis, Indiana 46204

Davidson County DEEDWARR
Recvd: 07/20/01 12:54 3pgs
Fees:18.00 Taxes:3498.50
20010720-0077197

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH: that STEAK N SHAKE OPERATIONS, INC., an Indiana corporation, whose post office address is 500 Century Building, 36 S. Pennsylvania Street, Indianapolis, Indiana 46204 ("Grantor"), BARGAINS, SELLS and CONVEYS to IMPERIAL CATERING COMPANY, INC., a Missouri corporation, whose address is 7405 Stream Valley Court, St. Louis, Missouri 63129 ("Grantee"), in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Davidson County, in the State of Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee, being Lot Number 1A on the Final Plat of Hermitage Market Place, Third Revision, as of record in Plat Book 8250, Page 855, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Beginning at a property corner, said property corner being located on the Northeasterly right-of-way of Old Hickory Boulevard and the Southwesterly property corner of the above referenced Parcel 165; thence along the aforesaid right-of-way following a curve to the right with a Delta 06° 09' 37"; a Radius of 1,829.86 feet, a length of 196.74 feet, a Tangent of 98.46 feet, a Chord length of 196.64 feet, a Chord Bearing of North 36° 44' 04" West, to a point; thence North 55° 57' 48" East, 81.55 feet to a point; thence North 89° 59' 43" East, 151.01 feet, to a point; thence following a curve to the right with Delta of 74° 17' 39", a Radius of 37.48 feet, a length of 48.60 feet, a Tangent of 28.39 feet, a Chord length of 45.27 feet, a Chord Bearing of South 52° 51' 27" East, to a point; thence South 15° 42' 37" East 87.13 feet to a point, said point being on the Northerly property line of Parcel 122, Lot 9 of said Hermitage Market Place; thence following a curve to the left with a Delta of 31° 46' 45", a Radius of 230.00 feet, a length of 127.57 feet, a Tangent of 65.47 feet, a Chord length of 125.94 feet, a Chord Bearing of South 65° 21' 17" West, to a point; thence South 49° 27' 55" West, 60.82 feet to a point on said Northeasterly right-of-way of Old Hickory Boulevard and the point of beginning.

This legal description was prepared by Ronnie D. Lowery, Registration No. 1685, E. Roberts Alley & Associates, Inc., 230 Wilson Pike Circle, Brentwood, Tennessee 37027.

Together with all tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

This conveyance is made subject to all current, non-delinquent real estate taxes, and easements, rights-of-way, highways, restrictions, covenants, and other matters of record.

To have and to hold the real estate to Grantee and Grantee's successors and assigns forever. Grantor hereby covenants and warrants to the Grantee that Grantor is lawfully seized of the real estate in fee simple, that it has good right and lawful authority to sell and convey the real estate, that the real estate is free of any encumbrance made or suffered by Grantor, except as disclosed above, and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed by its duly authorized officer this 17 day of July, 2001.

STEAK N SHAKE OPERATIONS, INC.
an Indiana corporation

By: Kevin E Dooley
Printed: KEVIN E. DOOLEY
Title: VP DEV

STATE OF INDIANA)
) ss:
COUNTY OF MARION)

Before me, a notary public in and for said County and State, personally appeared STEAK N SHAKE OPERATIONS, INC., an Indiana corporation, by Kevin Dooley, its Vice President, who acknowledged that he did sign the foregoing instrument on behalf of said corporation and that the same is the free act of said corporation, and the free act and deed of him as such officer who is personally known to me or produced satisfactory identification.

Witness my hand and notarial seal, this 17 day of July, 2001.

12-01-06
Commission Expiration

Marion
County of Residence

Diane L Poe
Notary Public

DIANE L POE
Printed Name

NOTARY PUBLIC OFFICIAL DIANE L POE SEAL STATE OF INDIANA

GRANTEE'S AFFIDAVIT

STATE OF MISSOURI)
) SS:
COUNTY OF ST. CHARLES)

The actual consideration or value, whichever is greater, for this transfer is $945,000.00.

IMPERIAL CATERING COMPANY, INC.

By: Cary R Steffens
Printed: CARY R STEFFENS
Its: President

Subscribed and sworn to before me, this 17th day of July, 2001.

My Commission Expires:
9-28-01
My County of Residence:

KAREN M. CARPENTER
Notary Public — Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires: Sept. 28, 2001

Karen M. Carpenter
Notary Public
Printed: Karen M Carpenter

Map and Parcel No.: Map 75, Parcel 176; Map 75, Parcel 165; Map 75, Parcel 166; Map 75, Parcel 167

Prior Deed Reference: Special Warranty Deed recorded in Book 10741, Page 816, in the Register's Office for Davidson County, Tennessee.

Mail tax bills to:

Steak n Shake Operations, Inc.
500 Century Building
36 South Pennsylvania Street
Indianapolis, Indiana 46204