

98-78

DDM

SITE EVALUATION FOR TRADITIONAL SITES

STORE #: 9878 FA Effective Date: 8/4/2005 Date Prepared: 8/10/2005

FRANCHISEE NAME: Jason Smith COMPANY: TBD

PHONE #'s OFFICE: same FAX: 337 942-1301 HOME: 337 334-8080

HOME ADDRESS: 1225 Church Point Hwy DDM ZONE: Zone 3 - East

FRANCHISEE EMAIL: jason@cajunfitness.com DDM REGION: Southeast

QUIZNOS' BROKER: Ryan Pecot DDM MARKET: Lafayette

BROKER PHONE #: 504 523-4481 DDM PHONE #: 504 957-1363

BROKER FAX #: 504 523-4475 PREPARED BY: Joe Mann

LOCATION:

TBD Eunice, LA 70535 St. Landry None

Street Address *Suite* *City, State Zip* *County* *Cross Street*

Plaza Development of Eunice, LLC Cameron Cope 337 261-5230 cameron@storefrontdevelopment.com

Landlord/Developer *Contact Name* *Phone* *Email Address*

Plaza Development of Eunice Adam Lemoine 337 261-5230 0

Project/Site Name *Construction Contact Name* *Phone* *Email Address*

TRADE AREA TYPE: Suburban CURRENTLY VACANT: Yes

SITE TYPE: Shopping Center FACILITY TYPE: End Cap

CURRENT/PRIOR USE: None

DAYS OF OPERATION: 7 PATIO AVAILABLE: No

GREEN SITE: Yes HOW MANY SEATS? _____

SIZE:

Dimensions of premises: 20 ft. of frontage x 75 ft. of depth = 1,500 Total SF

Total GLA of Center: 5,000 100% Percent leased

SIGNAGE:

STANDARD Q SIGN Yes _____ Dimensions _____ of frontage

PYLON/MONUMENT Yes _____ Dimensions _____ How high?

DIRECTORY SIGN No _____ Dimensions _____

WINDOW NEONS Yes _____

STANDARD AWNING No _____ Dimensions (3 dimensions) _____

ZONING/PERMITS:

CURRENT ZONING: commercial

SPECIAL USE/VARIANCE: Not Required How long for Building Dept. approval? 14 days

If required, describe _____

PROPOSED LEASE SUMMARY:

Landlord Turnover Date:	<u>Summer 2006</u>	Base Rent - Yr. 1	\$	<u>2,250.00</u>	per month
Rent Commencement Date:	<u>90 days from turnover or</u>	Base Rent - Yr. 2	\$	<u>2,250.00</u>	per month
Projected Opening Date:	<u>8/1/2006</u>	Base Rent - Yr. 3	\$	<u>2,250.00</u>	per month
Radius Clause:	<u>No</u>	Base Rent - Yr. 4	\$	<u>2,250.00</u>	per month
Exclusive Use:	<u>Yes</u>	Base Rent - Yr. 5	\$	<u>2,250.00</u>	per month
Approved Signage Attached	<u>Yes</u>	CAM - Yr. 1 Est.	\$	<u>125.00</u>	per month
Quiznos Addendum Attached:	<u>Yes</u>	Taxes - Yr. 1 Est.	\$	<u>62.50</u>	per month
Tenant takes space "As-Is"	<u>Yes</u>	Insurance Est.	\$	<u>50.00</u>	per month
Landlord TI Allowance:	<u>Complete Quiznos Shell</u>				
Rent Abatement:	<u>none</u>	Describe			

i.e. half rent for 12 months

TRADE AREA:

TRADE AREA TYPE: Suburban
 SOURCE - BUSINESS LUNCH: Wal-Mart Supercenter, residential and commercial traffic
 SOURCE - BUSINESS LUNCH: same
 POSITIVE FEATURES OF SITE: access, signage, new construction, parking, Wal-Mart
 NEGATIVE FEATURES OF SITE: _____

TRAFFIC COUNTS:
TBD 20,000 45
Main Street Name # cars/avg. weekday speed limit
None
Cross Street Name # cars/avg. weekday speed limit

ACCESS: RATING: Excellent
 LEFT TURN IN: Yes
 LEFT TURN OUT: Yes
 MEDIANS: No

VISIBILITY: Distance in total linear feet storefront is visible from:
 NORTH: 1000 EAST: 1000
 SOUTH: 1000 WEST: 0

PARKING: Quiznos spaces available: Shared parking sufficient: Yes

DEMOGRAPHICS:
 Attach copy of full demographic report to site package.

Primarily a drive-to site

	1-mile	2-mile	3-mile
Residential Population	1,774	8,104	13,803
Median Household Income	\$ 30,058	\$ 27,777	\$ 25,854
Daytime Population	1,533	3,644	5,268

Primarily a CBD walk-to site

	1/4 mile	1/2 mile	1-mile
Daytime Population			

OTHER QUIZNOS LOCATIONS/SITES:

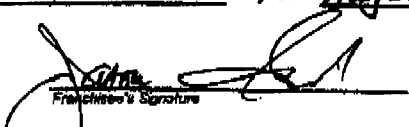
Location	_____	Distance:	_____ 0 miles
Location	_____	Distance:	_____ 0 miles
Location	_____	Distance:	_____ 0 miles
Location	_____	Distance:	_____ 0 miles

The undersigned hereby requests approval of the above site. The undersigned acknowledges and agrees that:
 a. His/Her approval of such site is not a result of any representations regarding projected sales volumes, market potential revenues, or Profits made by Franchisor's employees, agents, consultants, Area Directors, or representatives.
 b. He/She has had the opportunity to obtain legal, financial, and other expert advice prior to the approval of such site.

The undersigned makes the following independent estimates relating to the subject site:

1. Leasehold Improvements:	\$ 70,000	(Leasehold improvements less LL contribution)	
2. Total Project Costs:	\$ 200,000	(Note: All costs including, but not limited to, franchise fee, leasehold improvements, furniture, fixtures, equipment, signage, deposits, working capital, training, legal, architecture, attorneys, etc.)	
3. Total Financing:	\$ 130,000	Term: 10 Yrs.	Int. Rate: 7.00%
Lender's Name:	TBD	Payment:	\$ 1,509.41

The undersigned also understands that an acceptance of the site and Site Submittal Package by Franchisor, its Area Director, employees, or representative does not mean that Franchisor agrees with and/or approves any or all of the undersigned's cost estimates, construction estimates, or terms and conditions of the lease or contract to buy the location. Nor does it constitute a recommendation, endorsement, warranty, or guaranty of the suitability of the location, and the undersigned has taken all steps necessary to ascertain that such location is acceptable to the undersigned.

Submitted on this 18 day of August by:

Franchisee's Signature Jason Smith
Print Name Jason Smith Site Evaluation

ACKNOWLEDGEMENT AND RELEASE FORM

The undersigned, individually and as Franchisee, under a Franchise Agreement dated 8-4, 2005 (the "Franchise Agreement") by and between the undersigned and Quiznos's Franchising II LLC or its successors, assigns or affiliates ("Franchisor") hereby states as follows:

1. All capitalized terms used herein shall have the same meaning as ascribed thereto in the Franchise Agreement.
2. The undersigned acknowledges that the Franchisor or its agents or employees, including Franchisor's Area Director, may have entered into preliminary discussions or negotiations concerning the economic or other material terms of a possible lease for property or space on or in which the Franchised Business facilities may be located, and may have prepared or provided the information in a Site Submittal Package or other form of information relating to the subject site, which premises are located at EDINBURGH, LA. Franchisee further acknowledges that no lease or binding agreement to enter into a lease has been executed or agreed to by Franchisor and that, pursuant to the Franchise Agreement, Franchisee will undertake negotiation of any such lease and is not bound by any preliminary discussions or negotiations engaged in by Franchisor or its agents or employees. The undersigned acknowledges that the final lease may contain certain provisions that create additional risks to the Franchisee, including but not limited to the following:
 - (a) Risks associated with high rental amounts, and the corresponding minimum monthly sales volume necessary to fulfill the undersigned's initial expenses and ongoing expenses. Please refer to the Real Estate/Design and Construction Workbook (the "Workbook").
 - (b) Risks associated with a lease term that is less than the term of the Franchise Agreement. The lease may expire before the Franchise Agreement. The undersigned acknowledges that it may have to relocate the store to another location at its sole cost and expense, and subject to Franchisor's prior approval of the new location. As a result thereof, the undersigned would likely incur significant expense, including build out of another store.
 - (c) Risks associated with a site location in an area containing population that is below Quiznos corporate standards, causing an adverse effect on the monthly sales volumes needed to fulfill initial expenses and ongoing expenses. Please refer to the Workbook.

The undersigned acknowledges that there may be other risks not mentioned herein, and that despite such risks, the undersigned would like to proceed with the operation of a Quiznos Sub restaurant at the above-referenced location.

3. The undersigned acknowledges and agrees that when the undersigned's proposed Lease is submitted to Quiznos's for approval it must be accompanied by an equipment deposit check made payable to Source One Distribution LLC ("SOD") (currently in the amount of \$35,000). If the Lease is not accompanied by the SOD check, Franchisor must receive the check no later than 28 days from the date Franchisor receives the Lease. The undersigned further acknowledges and agrees that if the SOD check is not received within the 28 days, undersigned will be in default under the Franchise Agreement and Franchisor will be entitled to transfer the undersigned's site to another franchisee without notice to the undersigned. In the event the Lease relates to a new construction site, Franchisor will verify that the site is new construction and the SOD deposit check must be received by Franchisor prior to the undersigned being scheduled for training (QU 102). Also in the case of new construction sites, if the SOD deposit check is not received prior to the date the undersigned would otherwise be able to be scheduled for training, the undersigned will be in default under the Franchise Agreement and Franchisor will be entitled to transfer the undersigned's site to another franchisee without notice to the undersigned.

4. The undersigned further acknowledges that although Franchisor or its agents or employees, including its Area Director, may have been involved in approving site(s) for the location of the Franchised Business facilities, Franchisee has assumed sole and full responsibility for final site selection and approval. Franchisee understands that each possible site is unique and provides different risks and benefits, which may affect the success of the Franchised Business. Franchisee further understands that as part of analyzing the location, it is Franchisee's responsibility to meet with the local city planner to determine that there are no street, highway, interchange, city, or other planned changes that would negatively affect the location. Franchisee hereby releases and forever discharges Franchisor, its affiliates, and its Area Director and the officers, directors, shareholders, members, partners, employees, counsel and agents of each, from any loss, cost, claim, liability or expense arising out of or relating to the selection of or Franchisor's approval of the location and/or lease for the Franchised Business or the suitability of such location for the successful operation of the Franchised Business.

5. THIS PROVISION APPLIES ONLY IF THE FRANCHISEE INTENDS TO SUBLEASE PURSUANT TO, OR ACCEPT AN ASSIGNMENT OF, AN EXISTING LEASE NEGOTIATED BY OR ON BEHALF OF FRANCHISOR OR ITS AFFILIATES(S): In the event the undersigned intends to sublease the Franchised Business facilities from Franchisor or its affiliate or Area Director or accept an assignment of the tenant's interest in a lease entered into by Franchisor or its affiliate or Area Director, the undersigned acknowledges that although Franchisor or one of its agents negotiated the terms and provisions of the existing lease, Franchisee has independently investigated the suitability of the location of the premises in question for location of the Franchised Business facilities and determined that such premises are suitable. In addition, Franchisee has been afforded the opportunity to review the existing Lease (and, if applicable, sublease) and, if so desired, to have Franchisee's attorney or other consultants review it and has found all of the terms and provisions thereof to be acceptable. Franchisor has been notified that it is in Franchisee's best interest to fully and independently review the proposed location with advisors or consultants of its choosing and Franchisee is not relying on any representation, warranties or information provided by Franchisor (other than the Lease) in determining to proceed as assignee or subtenant. Accordingly, Franchisee hereby releases and forever discharges Franchisor, its affiliates, and its Area Director and the officers, directors, shareholders, members, partners, employees, counsel and agents of each from any loss, cost, claim, liability or expense arising out of or relating to the selection of the location for the Franchised Business, the suitability of such location for the successful operation of the Franchised Business and the negotiation of or including of any provision in the existing lease.

6. The undersigned acknowledges and agrees that the success, if any, of a given location of a Quiznos Sub restaurant is the responsibility of the Franchisee and no representations or statements of actual, average, projected or forecasted sales, profits or earnings for a particular demographic area are provided to prospective franchisees by the Franchisor or its representatives. Neither officers, agents, consultants, Area Directors, or employees of the Franchisor are authorized to make any claims or statements as to the prospect or chances of success that any prospective Franchisee can expect at a particular Quiznos Sub restaurant location nor will information be given on past or recent achievements of franchisees, other than summary sales reports routinely provided to all franchisees. The Franchisor specifically instructs its personnel, agents, consultants, Area Directors, or employees, that they are not permitted to make such statements as to the prospects or chances of success at a particular location, nor are they authorized to represent or estimate dollar figures as to a given store's operation. The Franchisor recommends that prospective Franchisees make their own survey of existing Quiznos Sub stores (other than those owned by the Franchisor or one of its employees or agents) and judge their general operation procedure. The information supplied by existing franchise holders should allow the prospective Franchisee to determine whether or not they are profitable.

The undersigned hereby represents and warrants that it has freely and voluntarily executed this Acknowledgement and Release as of the 18 day of August, 2005.

By: [Signature]
Franchisee Signature

Print Name: Jason Smith



SITE EVALUATION FORM FOR AREA DIRECTORS

LOCATION: Plaza Development of Eunice STORE #: 9878
TBD Eunice, LA 70535 St. Landry None
Street Address Suite City, State Zip County Cross Street
 Franchisee: Jason Smith Corporate Name: TBD
 Franchise agreement effective date: 8/4/2005

AD has performed the Pre-Opening Orientation? Franchisee completed & signed Site Evaluation
 AD has verified that there are no territorial commitments from other franchisees? The site has been registered?
 AD has confirmed that there is no radius clause in the lease? Acknowledgement & Release?
 There are Quizno's approved Select One LOI Select One Addendum Select One Sign Crit.

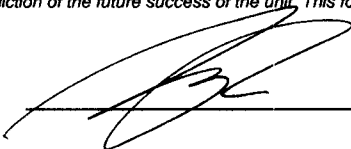
DISTANCE FROM OTHER QUIZNO'S LOCATIONS:
 Location - Distance: 0 miles Location - Distance: 0 miles
 Location - Distance: 0 miles Location - Distance: 0 miles

COMMENTS: Great location across from a regional hospital and Wal-Mart Supercenter. Also is next to a stadium seating movie theatre.
 Positive features of location: visibility, access, signage, new construction
 Negative features of location: _____

Estimated Total Project Cost	<u>\$200,000.00</u>	Rent abatement	<u>none</u>
Estimated Landlord Contributor	<u>Complete Quiznos Shell</u>		
Estimated Net Project Cost	<u>#VALUE!</u>		
Lender's Name	<u>TBD</u>		
Amount Financed	<u>\$130,000</u>		
Rate	<u>7.00%</u>	Term:	<u>120</u> months
Monthly Debt Payment	<u>\$ 1,509.41</u>		
Annual Debt Service	<u>\$ 18,112.92</u>		

Square Footage	<u>1,500</u>	Options: #	<u>2</u> periods	<u>5</u> Years each
Initial Term	<u>5</u> Years			
Minimum Rent (Year 1)	<u>\$27,000</u>			
Taxes/Insurance/CAM	<u>\$2,850</u>			
Additional Rent				
Total Occupancy Cost	<u>\$29,850</u>			
Annual Sales required to cover Annual Debt & Total Occupancy per 15% formula				<u>\$ 319,752.82</u>

This form is solely for the purpose of assisting in the evaluation of the relative merits of the available locations as judged by the person examining the site. It is not to be construed as a prediction of the future success of the unit. This form is CONFIDENTIAL AND FOR INTERNAL USE ONLY.

Area Director Signature:  Date: 10-Aug-05



Lead Sheet, Notice to Construction Dept.

A lease has been issued and negotiations are underway for a new Quizno's location as described below. Please contact the franchisee to retain an architect and schedule a site survey.

Date:	8/10/2005	Store #:	9878
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Submitted By:	Joe Mann	Submitted To:	John Crider
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Site Intersection:	TBD @ None
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Site Address:	TBD Eunice, LA 70535
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Shopping Center:	Plaza Development of Eunice
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Building Type:	End Cap	*ASIS* <input checked="" type="checkbox"/>	Square Feet:	1500
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Landlord/Developer:	Plaza Development of Eunice, LLC	Phone No:	337 261-5230
	Cameron Cope	Fax No:	337 261-5705
		Email:	cameron@storefrontdevelopment.com

Construction Contact:	Adam Lemoine	Phone No:	337 261-5230
		Fax No:	0
		Email:	0

Franchisee:	Jason Smith	Home Phone No:	337 334-8080
	TBD	Fax No:	337 942-1301
		Email:	jason@cajunfitness.com

Quiznos Broker:	Ryan Pecot	Phone No:	504 523-4481
	Stirling Properties, Inc.	Fax No:	504 523-4475
		Email:	rpecot@stirlingprop.com

Architect:		Phone No:	
		Fax No:	
		Email:	

Projected "Delivery of the Premises" Date:	Summer 2006	Projected T.I. Allowance:	Complete Quiznos Shell
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Construction:	NEW	Rent Commencement:	90 days from turnover or opening for
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Additional Comments:	
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Attached:	<input checked="" type="checkbox"/> LOI	<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Lease or Lease Exhibits
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Quiznos Real Estate Committee Checklist

Use the following checklist when preparing a site submittal package for review. Failure to provide any of the items below will cause the review of the site to be put off until the complete package is submitted. This sheet should also be included as a component of the site submittal package.

Basic Site Information			
Store #	9878	Franchisee Name	Jason Smith
Store Name	Plaza Development of Eunice	AD/HP Name	Joe Mann
<input type="checkbox"/>	This is a replacement site for one which is now dead		
<input type="checkbox"/>	This is a reopen of prior store. Prior store number: 		
<input type="checkbox"/>	This site was previously approved as store number: 		

Site Submittal Package Components	
<input checked="" type="checkbox"/>	Quiznos Site Scoring Form
<input checked="" type="checkbox"/>	Site Evaluation (including Authorization and Release) signed by Franchise Owner
<input checked="" type="checkbox"/>	Site Evaluation - AD Form signed by AD/HP
<input checked="" type="checkbox"/>	Fully Negotiated Letter of Intent
<input checked="" type="checkbox"/>	Landlord Delivery Conditions (or TI Provision); reviewed with Franchise Owner
<input checked="" type="checkbox"/>	10 year rent & CAM schedule
<input checked="" type="checkbox"/>	Standard Demographics Package
<input type="checkbox"/>	Concentric Ring study (only necessary if another Quiznos exists within 2.0 miles or 4 blocks for a CBD site)
<input checked="" type="checkbox"/>	Site Plan (designating space)
<input checked="" type="checkbox"/>	Video of site, showing the following: <ul style="list-style-type: none"> (a) the storefront (b) the storefront within the center as a whole (c) a look up and down the rest of the center (or nearby stores within two blocks) showing the neighbors (d) a look up and down the main street, showing nearby stores (e) means of egress into the center (f) traffic (g) all signage for the site (as seen from the road) (h) the route to the nearest Quiznos (unless no Quiznos exists within 5 miles)
<input type="checkbox"/>	Still Pictures: (a) the storefront, and (b) the site from the street
<input checked="" type="checkbox"/>	Lease Information Form
<input checked="" type="checkbox"/>	Lead Sheet *
<input checked="" type="checkbox"/>	Quiznos Addendum (or appropriate language in the LOI)
<input checked="" type="checkbox"/>	Sales needed to meet Debt/Rent ratio \$ <u>319,752.82</u>
<input checked="" type="checkbox"/>	SOADS Conference Call Appointment Form *
Note: The Equipment Deposit Fee and the Lease Review Fee are not required prior to site approval but they should be submitted promptly to avoid delaying lease approval or execution.	

Approvals	
Regional Vice President	Date: <u>8/19/2005</u>
Development	Date: <u>8/19/2005</u>
Operations	Date: <u>8/19/2005</u>
Zone Leader (If Necessary)	Date:

- Zone Leader approval is necessary if any of the following are true:**
- Estimated project costs are \$250K or higher
 - Sales needed to meet Debt/Rent ratio is greater than \$550K
 - Another Quiznos exists within 1.5 miles (suburban) or 3 blocks (CBD)
 - Site is less than 1,000 square feet or over 2,000 square feet
 - Site will not be open 7 days a week during standard Quiznos hours
 - Total Score for the site is below 60

*** RVP Instructions:**
 On the day that this site is approved, please fax the following forms to SOADS

1. Lead Sheet
2. SOADS Conference Call App't Form

SOADS Fax: 303-893-5784
 (Then send the full packet to Denver.)



SITE PACKAGE - DATA INPUT

Quiznos Contact Information

Quiznos DDM Zone	Zone 3 - East
Quiznos DDM Region:	Southeast
Quiznos DDM Market:	Lafayette
Quiznos AD/DRE:	Joe Mann
Package prepared by:	Joe Mann
Phone #:	504 957-1363
Date Prepared:	8/10/2005
Quiznos' Broker:	Ryan Pecot
Broker Company	Stirling Properties, Inc.
Phone #:	504 523-4481
Fax #:	504 523-4475
Email Address:	rpecot@stirlingprop.com
Quiznos RDC:	John Crider

Franchisee Contact Information

Store #:	9878
Effective Date:	8/4/2005
Franchisee Name:	Jason Smith
Franchisee Co. Name:	TBD
Home Address:	1225 Church Point Hwy
Home Phone #:	337 334-8080
Work Phone #:	same
Mobile Phone #:	337 523-3418
Fax #:	337 942-1301
FZE Email:	jason@cajunfitness.com
FZE's Attorney:	
Contact Phone #	
Contact Fax #:	
Contact Email:	

Fees Collected

Lease Review Fee:	\$500
Legal Review Type:	Cusory

Site Information

Trade Area Type:	Suburban
Building/Site Type:	Shopping Center
Facility Type:	End Cap
Site/Shopping Center Name:	Plaza Development of Eunice
Site Address:	TBD
Site City:	Eunice
Site State:	LA
Site Zip Code:	70535
Site County:	St. Landry
Cross Street:	None
Leasable SF:	1,500

Landlord Name:	Plaza Development of Eunice, LLC
Landlord Contact:	Cameron Cope
Contact Phone #:	337 261-5230
Contact Fax #:	337 261-5705
Contact Email:	<u>cameron@storefrontdevelopment.com</u>
Construction Contact:	Adam Lemoine
Contact Phone #:	337 261-5230
Contact Fax #:	
Contact Email:	
Green Site:	Yes
Vacant Space:	Yes
Landlord T/O Date:	Summer 2006
Rent Comm. Date:	30 days from turnover or opening for business
Projected Opening Date:	8/1/2006

Financing Information:

Loan amount	\$130,000
Annual interest rate	7.00%
Loan period in years	10
# of payments/year	12
Lender's Name	TBD

Project/Deal Terms:

Estimated Total Project Costs:	\$200,000.00
Tenant Improvement Allowance:	Complete Quiznos Shell
Rent Abatement:	none
Leasehold Improvement Costs:	\$70,000.00

TOTAL LEASE CALCULATIONS

Store # 9878
 FZE: Jason Smith
 Store Name: Plaza Development of Eunice
 Leasable SF: 1,500
 Assumption #1: Addtl' rent estimates increased by 10% every 5 yrs, change formula as needed
 Initial Term: 5 years
 # of Options: 2 periods
 Option Period: 5 years each
 Percentage Rent: No
 If yes, enter %

Year	Net Rent (PSF)	CAM (PSF)	Taxes (PSF)	Insurance (PSF)	Monthly Rent	Monthly NNINs	Total Monthly Occ. Costs	Total Annual Rent	Total Annual NNINs	Total Annual Occ. Costs	Natural Monthly Breakpoint
1	\$18.00	\$1.00	\$0.50	\$0.40	\$2,250.00	\$237.50	\$2,487.50	\$27,000.00	\$2,850.00	\$29,850.00	N/A
2	\$18.00	\$1.00	\$0.50	\$0.40	\$2,250.00	\$237.50	\$2,487.50	\$27,000.00	\$2,850.00	\$29,850.00	N/A
3	\$18.00	\$1.00	\$0.50	\$0.40	\$2,250.00	\$237.50	\$2,487.50	\$27,000.00	\$2,850.00	\$29,850.00	N/A
4	\$18.00	\$1.00	\$0.50	\$0.40	\$2,250.00	\$237.50	\$2,487.50	\$27,000.00	\$2,850.00	\$29,850.00	N/A
5	\$18.00	\$1.00	\$0.50	\$0.40	\$2,250.00	\$237.50	\$2,487.50	\$27,000.00	\$2,850.00	\$29,850.00	N/A
6	\$19.80	\$1.10	\$0.55	\$0.44	\$2,475.00	\$261.25	\$2,736.25	\$29,700.00	\$3,135.00	\$32,835.00	N/A
7	\$19.80	\$1.10	\$0.55	\$0.44	\$2,475.00	\$261.25	\$2,736.25	\$29,700.00	\$3,135.00	\$32,835.00	N/A
8	\$19.80	\$1.10	\$0.55	\$0.44	\$2,475.00	\$261.25	\$2,736.25	\$29,700.00	\$3,135.00	\$32,835.00	N/A
9	\$19.80	\$1.10	\$0.55	\$0.44	\$2,475.00	\$261.25	\$2,736.25	\$29,700.00	\$3,135.00	\$32,835.00	N/A
10	\$19.80	\$1.10	\$0.55	\$0.44	\$2,475.00	\$261.25	\$2,736.25	\$29,700.00	\$3,135.00	\$32,835.00	N/A
11	\$21.78	\$1.21	\$0.61	\$0.48	\$2,722.50	\$287.38	\$3,009.88	\$32,670.00	\$3,448.50	\$36,118.50	N/A
12	\$21.78	\$1.21	\$0.61	\$0.48	\$2,722.50	\$287.38	\$3,009.88	\$32,670.00	\$3,448.50	\$36,118.50	N/A
13	\$21.78	\$1.21	\$0.61	\$0.48	\$2,722.50	\$287.38	\$3,009.88	\$32,670.00	\$3,448.50	\$36,118.50	N/A
14	\$21.78	\$1.21	\$0.61	\$0.48	\$2,722.50	\$287.38	\$3,009.88	\$32,670.00	\$3,448.50	\$36,118.50	N/A
15	\$21.78	\$1.21	\$0.61	\$0.48	\$2,722.50	\$287.38	\$3,009.88	\$32,670.00	\$3,448.50	\$36,118.50	N/A
16		\$1.33	\$0.67	\$0.53	\$0.00	\$316.11	\$316.11	\$0.00	\$3,793.35	\$3,793.35	N/A
17		\$1.33	\$0.67	\$0.53	\$0.00	\$316.11	\$316.11	\$0.00	\$3,793.35	\$3,793.35	N/A
18		\$1.33	\$0.67	\$0.53	\$0.00	\$316.11	\$316.11	\$0.00	\$3,793.35	\$3,793.35	N/A
19		\$1.33	\$0.67	\$0.53	\$0.00	\$316.11	\$316.11	\$0.00	\$3,793.35	\$3,793.35	N/A
20		\$1.33	\$0.67	\$0.53	\$0.00	\$316.11	\$316.11	\$0.00	\$3,793.35	\$3,793.35	N/A
21		\$1.33	\$0.67	\$0.53	\$0.00	\$316.11	\$316.11	\$0.00	\$3,793.35	\$3,793.35	N/A
22		\$1.33	\$0.67	\$0.53	\$0.00	\$316.11	\$316.11	\$0.00	\$3,793.35	\$3,793.35	N/A
23		\$1.33	\$0.67	\$0.53	\$0.00	\$316.11	\$316.11	\$0.00	\$3,793.35	\$3,793.35	N/A
24		\$1.33	\$0.67	\$0.53	\$0.00	\$316.11	\$316.11	\$0.00	\$3,793.35	\$3,793.35	N/A
25		\$1.33	\$0.67	\$0.53	\$0.00	\$316.11	\$316.11	\$0.00	\$3,793.35	\$3,793.35	N/A

SITE SCORING FORM

Store Number 9878
 Location Name Plaza Development of Eunice
 Address TBD
 City Eunice
 State, Zip LA, 70535

Nearby Quiznos Locations

Other Quiznos sites within 5 miles (include sites under development and sites not sold)
If a site exists within 2.0 miles (4 blocks for a CBD site), you must create a concentric circle analysis

Miles Away	Store # or Map #	Store Name/Town	AUV (if open)

Total Score Calculation

Visibility
 Competition
 Position in Trade Area
 Demographics Score (from Demos@Quiznos.com)
 Total Score

Score	Weight	Total Score
4	4.7	19
5	4.1	21
4	3.7	15
2.44	7.6	19
		73

Total Score	Approval Requirement
60 +	Real Estate Committee
Under 60	Zone Leader

Other Site Characteristics

Anchor / Co-Tenant Quality
 Access
 Parking
 Green Site
 Major Competitors

Score	Explanation (if score is <3 or if Site is Green)
5	
5	
5	
Yes	
<u>Subway, McDonald's, Wendy's, Popeye's, Burger King</u>	
<u>In Wal-Mart Supercenter Parking Lot</u>	

Anchor Tenants

Quiznos Site Criteria Definitions

VISIBILITY

Score: 5= best; 1= worst		Strip Center	Central Business District	Anchored Center
Score		Description	Description	Description (if center is "U"-shaped, use rules for "L"-shaped centers)
1		Low visibility on primary street	Only visible when directly in front of store	Space next to small users (<10,000 s.f.), or buried in the corner or in an elbow if in an "L"-shaped center
2		Two streets have visibility: Secondary street has low visibility and primary street has average visibility	Visible when walking on store street	Over 5 storefronts from anchor, or over 5 storefronts from the endcap if in an "L"-shaped center
3		One street has high visibility from one direction	Visible when walking on store street and other side of street	Within 2-5 storefronts of the anchor, or within 2-5 storefronts of the endcap if in an "L"-shaped center
4		One street has high visibility from two directions or two streets have high visibility from one direction (each)	Visible when walking from main street and nearest cross street	Space adjacent to anchor or adjacent to endcap if in an "L"-shaped center
5		Corner site - highest visibility from all 4 directions on 2 streets	CBD corner visibility from all 4 walking directions	Space adjacent to anchor, on pylon or on the endcap next to the street if in an "L"-shaped center

COMPETITION

Score: 5= best; 1= worst			Strip Center	Central Business District	Anchored Center
Score	National	Regional	Description	Description	Description
1	0	0	Mom and Pop or none at all	Mom and Pop or none at all	Use Strip Center
2	0	>2	2 or more regional restaurants within 1/4 mile	Regional restaurant within 1 block in any direction	
3	1 or more	1 or more	At least one national and one regional competitor within 1/4 mile	At least one national and one regional competitor within 1 block in any direction	
4	2	0	2 national QSRs within 1/4 mile	2 national QSRs within 1 block in any direction	
5	3	0	3 or more nationally-branded QSRs within 1/4 mile	3 or more nationally branded QSRs within 1 block in any direction	

Quiznos Site Criteria Definitions

POSITION IN TRADE AREA			
Score: 5= best; 1= worst	Strip Center Description	Central Business District Description	Anchored Center Description
1	4 or more blocks off the hard corner	4 or more blocks from the target intersection	Use Strip Center
2	3 blocks off the hard corner	3 blocks from the target intersection	
3	2 blocks off the hard corner	2 blocks from the target intersection	
4	1 block off the hard corner	1 block from the target intersection	
5	On the hard corner	Target intersection	
ANCHOR QUALITY / CO-TENANTS			
Score: 5= best; 1= worst	Strip Center Examples	Central Business District Description	Anchored Center Description
1	No convenience stores (cell phones, drug stores, coffee stores, Kinkos, dry cleaners, video stores, banks), no other restaurants	Single story, boutique type area	No anchor
2	Non-national convenience stores (cell phones, drug stores, coffee stores, Kinkos, dry cleaners, video stores, banks) and restaurants	Office buildings with <25 combined stories within 3 blocks	Any retailer over 25,000 square feet
3	1 national restaurant and 1 national convenience store (cell phones, drug stores, coffee stores, Kinkos, dry cleaners, video stores, banks)	Office buildings with 25-30 combined stories within 2 blocks (if occupancy is less than 80% then score this a 2)	Best Buy, Price Chopper, Kmart, Any Grocer (other than #1 and #2)
4	2 or more national convenience stores and 1 national restaurant; or 2 or more national restaurants and 1 national convenience store	Office buildings with 30 or more combined stories within 1 block (if occupancy is less than 80%, then score this a 3)	Costco, Ikea, #2 Regional Grocer, Walgreen's, CVS
5	2 or more national adult QSRs and 2 or more national convenience stores (cell phones, drug stores, coffee stores, Kinkos, dry cleaners, video stores, banks)	Office building with 30 or more stories above the store (if it has less than 90% occupancy, then score this a 4)	Wal Mart, Home Depot, #1 Regional Grocer, Target

Quiznos Site Criteria Definitions

ACCESS

Score: 5= best; 1= worst		Strip Center Description	Central Business District Description	Anchored Center Description
Score				
1		Two of the following is true: (1) site only has access from one side of the road, (2) the main entrance is not accessible from the main road, (3) the site is not immediately accessible from the main entrance.	No ranking in this category	Use Strip Center
2		One of the following is true: (1) site only has access from one side of the road, (2) the main entrance is not accessible from the main road, (3) the site is not immediately accessible from the main entrance.		
3		One entrance with no median, or two entrances with medians in each, or one entrance with a cutout in the median to allow left turns. Left in and left outs are allowed		
4		Two entrances (2 different streets), no more than one median (and one traffic light if there is a median)		
5		Two entrances, no medians (at least one traffic light)		

PARKING

Score: 5= best; 1= worst		Strip Center Description	Central Business District Description	Anchored Center Description
Score				
1	Impossible	No parking lot	No ranking in this category	No Parking
2	Difficult	1-5 parking spots for the store		No parking immediately in front of store
3	Average	5-10 parking spots for the store		Site is adjacent to anchor, limiting parking
4	Easy	10 or more parking spots for the store		Parking spots are available in front of store
5	Extremely Easy	Very large lot; virtually unlimited parking spots		Virtually unlimited parking is available in front of store, and site is not adjacent to anchor

Letter of Intent Franchise Location

1. TENANT: to be determined d.b.a. QUIZNOS SUB

2. LANDLORD: Plaza Development of Eunice, LLC

3. PREMISES: Commonly known as: ~~307 Interstate Dr. Veterans Memorial Highway~~ ^{TO BE DETERMINED}

Street Address

Suite #

City of: Eunice Parish of: St. Landry

State of: Louisiana Zip Code: 70546

Description southern most endcap

4. SIZE: Approximately 1,500 square feet.

5. DIMENSIONS: 20' ft. frontage x 75' ft. depth

6. TERM: 5 years 7. OPTIONS: 2 five year options 8. POSSESSION DATE: _____

7. RENT:

Years 1-5: \$2,250.00/month

Years 6-10: \$2,475.00/month

Years 11-15: \$2,722.50/month

8. EXPENSES: Landlord will provide Tenant detail as to the actual expenses currently applicable to the property.

9. PERMITTED USES: Tenant shall have the right to use the Premises for purposes of an eat-in/take-out/delivery restaurant selling sandwiches, salads, soups, pizza, frozen desserts (yogurt, ice cream), fruit based blended drinks, beverages, and other products sold in Quiznos Sub stores and retail sales and other ancillary purposes associated therewith. Tenant shall be permitted to use an outdoor eating area, if available. Tenant shall be permitted to operate, or allow another business, concessionaire, or licensee to co-brand and/or operate a food and beverage business in or from the Premises, (in conjunction with Tenant's operation of its Quiznos Sub restaurant), so long as Tenant remains primarily liable for all rent and additional rent under the Lease. Tenant may make nonstructural alterations and improvements to the interior of the Premises of \$10,000 or less per alteration without Landlord's prior consent, provided the work is performed in a good and workmanlike manner. Tenant may close its business once every 5 years for up to thirty (30) days, with all rent abated, to refurbish and redecorate the Premises.

10. CONSTRUCTION PERIOD: Tenant shall have one hundred twenty (⁹⁰~~120~~) days from the date of obtaining applicable building permits to complete improvements to the space (hereinafter "Construction Period"). During this Construction Period no rent or expenses will be due. Landlord will cooperate with Tenant's efforts to obtain permits and approvals.

11. RENT COMMENCEMENT: Payment of rent shall commence 00 days from the ~~expiration of the Construction Period.~~ ^{turnover on 1st day of business, which is} _{soon.}

12. SECURITY DEPOSIT: Tenant shall pay to Landlord upon the issuance of applicable building permits a security deposit of \$2,250.00. So long as Tenant is not then in default, the security deposit will be refunded to Tenant at the end of the first lease year.



QUIZNOS SUB
MMMM...TOASTY!

13. **SIGNS:** Landlord hereby grants and approves the following signage:

1. Opening Signage. Tenant shall have a license to (a) erect at least one single or double sided wooden sign in the landscaped Common Area adjoining the most heavily traveled right of way adjacent to the Shopping Center which sign shall say "Coming Soon – Quiznos Sub" or words similar thereto during the period between the lease execution date and sixty (60) days after the date Tenant opens for business and (b) display "Coming Soon" or "Grand Opening" banners on or near Premises during such period and eight (8) weeks following the opening; and
2. Permanent Signage. Landlord agrees to allow Tenant to use the standard QF sign and awning package to the maximum size permitted by local governmental authorities.
3. Window Signs/Door Handle. Tenant shall be permitted to display signs and promotional items in the windows of the Premises, including permanent neon signs, provided the same are consistent with Quizno's national standards. Tenant shall be permitted to install a Quizno's standard door handle on the entry door(s) to the Premises.
4. Pylon/Monument/Directory Sign. Tenant shall be provided with a panel on the Shopping Center pylon/monument/directory sign, and shall be permitted to install a Quizno's standard sign, including logo, on such panel.

14. **EXCLUSIVE:** Throughout the Term, as it may be extended under the terms of this Lease, Tenant shall have the exclusive right in the Shopping Center to engage in the sale of delicatessen and submarine type sandwiches. Landlord shall not allow any other party in the Shopping Center to violate the terms or spirit of this exclusivity agreement, and if a violation occurs, in addition to any other remedies Tenant may have at law or in equity, Tenant shall have the right to terminate this Lease upon thirty (30) days written notice.

15. **PATIO:** Tenant shall have right to use the common areas adjacent to the subject premises for an outdoor eating area, as long as such use complies with local zoning codes and ordinances.

16. **IMPROVEMENTS:** Landlord shall provide the improvements as set forth on the Quizno's Standard Shell attached hereto, and a tenant improvement allowance equal to \$ 7.00 per square foot. Landlord shall provide to Tenant as-built blueprints of the Premises.

17. **BROKER'S FEES:** Ryan Pecot, 504-523-4481

Landlord shall pay 3% of the total economic value of the initial term as commission/fee due the above listed broker.

18. **TENANT'S CONTINGENCIES:**

- A. Approval of site, final lease, and final sign and awning package by Quizno's Franchising LLC prior to lease execution.
- B. Receipt of building and sign permits from local issuing authority to construct the Premises for Tenant's intended use.

19. **NO RADIUS/RELOCATION CLAUSES:** Any radius restrictions or relocation provisions in the Lease will be deleted.

** One time pylon fee of \$ 750.00*



20. **ASSIGNMENT PROVISIONS:** Tenant shall agree to attorn to any assignee of Landlord provided such assignee will agree not to disturb Tenant's possession of the Premises. Tenant shall have the right to assign this Lease or sublet the Premises, without charge and without Landlord's consent being required to Quizno's Franchising LLC ("QF"), or its parent, subsidiaries or affiliates (QF, its parent, subsidiaries and affiliates are each referred to herein as a "QF Entity" or "Franchisor") or to a duly authorized franchisee of Franchisor. In the event of an assignment to a QF Entity, the QF Entity shall have the right to reassign the Lease, without charge and without Landlord's consent being required to a duly authorized franchisee of Franchisor and to thereupon be released from any further liability under the Lease. Any options to extend the term of the Lease shall automatically transfer to an assignee in connection with a transfer made pursuant to the foregoing paragraph.
21. **HAZARDOUS MATERIALS:** Landlord represents and warrants that the Premises are free of all asbestos, asbestos containing materials and other hazardous or toxic materials (collectively, "Hazardous Materials"). Tenant shall have no obligation to make any repairs, alterations or improvements to the Premises or incur any costs or expenses whatsoever as a result of Hazardous Materials in or about the Shopping Center, Building or the Premises, other than those Hazardous Materials brought onto such areas by Tenant. Landlord shall be solely responsible for any changes to the Premises relating to Hazardous Materials (at Landlord's expense and not as a charge to Tenant's build out allowance), unless those Hazardous Materials were brought onto Premises by Tenant. Landlord shall indemnify and hold Tenant harmless from and against all liabilities, costs, damages and expenses which Tenant may incur (including reasonable attorneys' fees) as a result of a breach of Landlord's representation and warranty set forth in this paragraph or the presence of Hazardous Materials in or about the Shopping Center, Building or the Premises, unless those Hazardous Materials were brought onto such areas by Tenant.
22. **NOTICE AND CURE RIGHTS:** Landlord agrees to give Franchisor written notice of any Tenant defaults as a prerequisite to exercising any remedies against Tenant under the Lease. Franchisor shall have Tenant's cure period plus an additional 10 days (but in no event less than thirty (30) days total) to cure (at the Franchisor's option) any such defaults on Tenant's behalf, and to perform any other acts on Tenant's behalf as may be necessary to keep the Lease in full force and effect. In the event Franchisor thereafter executes on its security interest in the Lease and Tenant's fixtures and equipment (pursuant to the terms of its Franchise Agreement with Tenant), such action shall not be deemed a default or assignment under the Lease; provided, however, the Franchisor shall thereafter have the right to assign the Lease on Tenant's behalf, without charge and without Landlord's consent being required, to an authorized franchisee. Notice to Franchisor shall be addressed as follows:
- Quizno's Franchising LLC
1475 Lawrence Street, Suite 400
Denver, CO 80202
Attn: Legal Department
23. **TENANT FINANCING:** Tenant shall have the right from time to time to grant and assign a mortgage or other security interest in all of Tenant's personal property located within the Premises to its lenders in connection with Tenant's financing arrangements, and any lien of Landlord against Tenant's personal property (whether by statute or under the terms of this Lease) shall be subject and subordinate to such security interest. Landlord shall execute such documents as Tenant's lenders may reasonably request in connection with any such financing.
24. **LANDLORD WARRANTIES:** Landlord represents, covenants and warrants: (i) that it has lawful title to the Shopping Center and has full right, power and authority to enter into this Lease; (ii) that the Shopping Center is in compliance with the Americans with Disabilities Act ("ADA"); (iii) that the permitted "use" of the Premises

does not currently violate the terms of any of Landlord's insurance policies; (iv) that it currently maintains all risk of physical loss coverage for the full replacement cost of the Shopping Center and shall maintain throughout the term of this Lease general liability insurance coverage for the Shopping Center consistent with that being maintained from time to time by reasonably prudent owners of properties similar to the Shopping Center in the same area; (v) that so long as Tenant pays all monetary obligations due under this Lease and performs all other covenants contained herein, Tenant shall peacefully and quietly have, hold, occupy and enjoy the Premises during the term of this Lease and its use and occupancy thereof shall not be disturbed; and (vi) that the Shopping Center has the proper zoning and a legally adequate number of parking spaces for Tenant's permitted use. Landlord covenants and agrees that it shall take no action that will interfere with Tenant's intended usage of the Premises. Landlord shall indemnify and hold harmless Tenant and its officers, partners, agents and employees from and against any loss, cost, liability, damage or expense arising out of (x) Landlord's operation of the Shopping Center, (y) Landlord's breach in the performance of any of its obligations under this lease or (z) any violation of law by Landlord or any other act or omission of Landlord or its contractors, agents or employees. The foregoing indemnification shall survive expiration or termination of this Lease.

25. **ADDITIONAL PROVISION:** Landlord covenants and agrees that the total of all rental payments and any and all sums, excluding the Minimum Rental Payment and the Percentage Rental Payment, that Tenant is required to pay under Lease (the "Occupancy Costs") will not exceed \$ 3.10 per square foot per annum (the "Occupancy Cap") during the first calendar year of the Lease. In the event the actual Occupancy Costs during the first full calendar year exceed the Occupancy Cap, the amount of such overage shall be waived for the first year and treated as an expense stop thereafter (i.e. the amount of the overage shall be subtracted from the actual Occupancy Costs each year thereafter during the term of the Lease and any extensions thereof.)
26. **EXPIRATION OF PROPOSAL:** This proposal shall remain in force for 14 days from the Tenant's date of this proposal. Should this Letter of Intent meet with the approval of Landlord, Landlord shall return an executed copy of this document to Tenant within such time period. Landlord agrees not to discuss or negotiate towards leasing the Premises to anyone other than Tenant for sixty (60) days after Landlord approves this Letter of Intent. Landlord and Tenant each hereby agree to negotiate the terms and provisions of a Lease consistent with this Proposal within said sixty (60) day period.
27. **COMMUNICATIONS SYSTEM:** Notwithstanding anything to the contrary in this Lease, Landlord hereby agrees that at any time during the term of this Lease, Tenant or Franchisor, or authorized agent of either Tenant or Franchisor, shall have the right to install, in and on the roof of the Premises, a satellite communications system (the "satellite system"), including antenna and related equipment. The satellite system shall be installed at no cost to Landlord, and in accordance with all applicable laws, rules and regulations. Additionally, Tenant shall defend, indemnify, and hold Landlord harmless from and against any claims, costs or expenses incurred by Landlord as a result of such installation by Tenant. Tenant shall be solely responsible for the maintenance and repair thereof, at Tenant's sole cost and expense. At the expiration or other termination of the Lease, said equipment shall remain the property of Tenant, and may be removed by Tenant, provided that Tenant shall repair any and all damage caused by such removal.
28. **RETURN OF EXECUTED LEASE:** Landlord agrees to return a fully executed original Lease within 10 days of execution to Tenant, with a copy to:

Quizno's Franchising LLC
1475 Lawrence Street, Suite 400
Denver, CO 80202
Attn: Leasing Department



LANDLORD AND TENANT ACKNOWLEDGE THAT THIS PROPOSAL IS NOT A LEASE, AND THAT IT IS INTENDED AS THE BASIS FOR THE PREPARATION OF A LEASE. THE LEASE SHALL BE SUBJECT TO LANDLORD'S AND TENANT'S APPROVAL, AND ONLY A FULLY EXECUTED LEASE SHALL CONSTITUTE A LEASE FOR THE PREMISES.

The undersigned Tenant hereby acknowledges receipt of a copy of this Letter of Intent.

Date: 8/18/05

TENANT:

By: [Signature]

Title: President

Telephone: 337-523-3418

Address for Notices:

Landlord hereby approves this Proposal. Landlord hereby acknowledges receipt of a copy of this Letter of Intent.

Date: 8-4-05

LANDLORD: Plaza Development of Jennings, LLC

By: [Signature]

Title: President

Telephone: 337 261 5230

Address for Notices:

301 Rue Beauvoir STE C
Cajonville, La. 70508



QUIZNOS SUB
Mmm... Toasty!



STANDARD QUIZNOS SHELL

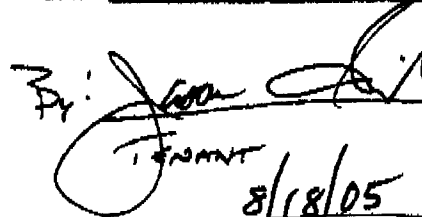
Landlord shall provide the following at Landlord's expense and per the Quiznos plans and specifications:

1. **Front door:** Two (2) clear, double-pane safety-glazed glass 3' x 7' double-acting entry doors, installed per Tenant's plans with hardware per code and weather-stripping.
2. **Rear door:** 3' x 7' hollow metal door with panic hardware requirements and weather-stripping to code.
3. **Storefront:** Clear, double-pane glass storefront with floor-to-ceiling glass. Metal mullions around glass and doorframe.
4. **Demising walls:** Demising walls to be built to the roof deck, drywall fire taped, sanded and ready for paint. Demising walls to meet all city and fire codes.
5. **Concrete floor:** Level, clean concrete slab or clean wood slab underlay in stable, dry condition. Floor is clean and ready for ceramic tile, vinyl or glue down Flooring Materials. Floors to be at street level or maintain ADA approved standards.
6. **HVAC:** 1-ton-minimum A/C capacity per 150 square feet: new, installed.
7. **ROOF:** Must have an accessible location above or adjacent to Tenant's premises for the installation of roof-mounted equipment including, but not limited to, refrigeration condensers, receiving antennae, etc. Roof covering must be sound and watertight and may be penetrated and flashed using standard roofing methods for installation of above equipment.
8. **Electrical:** 200 Amp, 120/208 volt, 3 phase, 4 wire service with a 42 circuit distribution panel.
9. **Water and sewer:** Minimum 1" water line stubbed to the Tenant's space in location per Tenant's plans, maintaining pressure of 55-75 psi with shut-off valve and pressure reducing valve and back flow prevention device if required. Minimum 4" sewer line stubbed into Tenant's space in sufficient size and depth for Tenant's use in location per Tenant's plans.
10. **Gas:** Minimum 1" gas line as may be required for Tenant's water heater and HVAC unit, stubbed to premises per Tenant's plans. Distance should not exceed 150 feet to meter.
11. **"J" box:** For sign electrical circuit on storefront with conduit to distribution panel.
12. **Ceiling:** Landlord to install ceiling and lighting per Quiznos specifications or an option for credit.
13. **Lighting:** Provide 2X4 drop in three-tube fluorescent ceiling fixtures.
14. **Water Heater:** 50 gallon, quick-recovery gas or electric water heater in accordance with local requirements, installed per Tenant's plans.

- 18. Restrooms: Minimum restrooms and fixture amounts as set forth by the American Disabilities Act (ADA) and local code requirements per Tenant's occupant load. Men's and Women's restrooms with number of fixtures required by code, flooring per Quizno's specifications, Quizno's spec FRP wall finish, overhead 2' x 4' fluorescent light, exhaust fan, light switch, grab bars, soap dispenser (Impact Plastics Model #8331, 800/333-1541), paper towel dispenser (SCA Tissue North America, Model 84T, 888/722-6669), toilet paper dispenser (SCA Tissue North America, Model #65T, 888/722-6669) and mirror suitable to Tenant's interior design.
- 16. Plumbing: Grease trap if required by local municipality.
- 17. Tap Fees: All tap or connection fees or assessments for utilities to be paid by Landlord.
- 18. Handicap Accessibility: All means of ingress / egress shall be at street/walkway level or have handicap accessible elevator / ramp installed per federal handicap code with all applicable clear space, radius landings, railings, etc. The front entrance must be acceptable to local handicap inspectors. All ADA requirements shall be met by Landlord.

BY: _____
LANDLORD

DATE: _____

By: 
TENANT
8/18/05
DATE