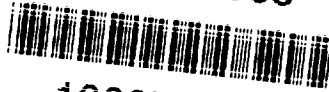


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SHEET

U.S. DEPARTMENT OF COMMERCE
Patent and Trademark Office

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Tab settings

To the Honorable Commissioner of Patents and Trademarks

attached original documents or copy thereof.

1. Name of conveying party(ies):

Sparks Publishing & Reporting Corporation
7009 South Potomac
Englewood, CO 80112

- Individual(s)
- General Partnership
- Corporation-State Colorado
- Other

Additional name(s) of conveying party(ies) attached? Yes No

2. Name and address of receiving party(ies)

Name: Restaurant Finance Corporation

Internal Address: Suite D South
Street Address: 2500 Cleveland Avenue North
City: Roseville State: MN ZIP: 55113

- Individual(s) citizenship
- Association
- General Partnership
- Limited Partnership
- Corporation-State Minnesota
- Other

If assignee is not domiciled in the United States, a domestic representative designation is attached: Yes No

(Designations must be a separate document from assignment)
Additional name(s) & address(es) attached? Yes No

3. Nature of conveyance:

1-28-99

- Assignment
- Security Agreement
- Other
- Merger
- Change of Name

Execution Date: 9-8-98

4. Application number(s) or patent number(s):

A. Trademark Application No.(s)

B. Trademark Registration No.(s)

1,987,279

Additional numbers attached? Yes No

5. Name and address of party to whom correspondence concerning document should be mailed:

Name: David J. Zubke

Internal Address:

Street Address: 601 Second Avenue South

4000 U.S. Bank Place

City: Minneapolis State: MN ZIP: 55402

6. Total number of applications and registrations involved: 1

7. Total fee (37 CFR 3.41).....\$ 40.00

- Enclosed
- Authorized to be charged to deposit account

8. Deposit account number:

(Attach duplicate copy of this page if paying by deposit account)

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9. Statement and signature.

To the best of my knowledge and belief, the foregoing information is true and correct and any attached copy is a true copy of the original document.

David J. Zubke
Name of Person Signing

Signature

23, 1999
Date

Total number of pages including cover sheet, attachments, and document: 2

ASSIGNMENT OF TRADEMARK RIGHTS

WHEREAS, Sparks Publishing and Reporting Corporation, a Colorado corporation whose address is 7009 S. Potomic, Englewood, Colorado 80112 ("Assignor") has adopted, used and is using the following trademark which has been registered in the United States Patent and Trademark Office:

1. CFR Continental Franchise Review and Design Trademark #74/726,483
Reg number 1,987,279

WHEREAS, Sparks Publishing and Reporting Corporation, Inc. owns all right, title and interest in and to the above trademark, registration, and the goodwill of the business represented by the trademark.

WHEREAS, Restaurant Finance Corp., a Minnesota corporation located and doing business at 2500 Cleveland Avenue North, Suite D South, Roseville, Minnesota 55113, is desirous of acquiring said trademark and registration.

NOW THEREFORE, for value received, the receipt and sufficiency of which is hereby acknowledged, Assignor hereby sells, assigns, transfers and conveys to Restaurant Finance Corp. and its successors and assigns, all of Assignor's rights, title and interests in and to the above trademark and registration, together with any and all goodwill of the business symbolized by said trademark.

This assignment is executed at Englewood, Colorado, dated and effective as of the 9th day of SEPT., 1998 by the undersigned duly authorized executive officer of Assignor.

SPARKS PUBLISHING AND REPORTING CORPORATION

By: Jane L Sparks
Its: President