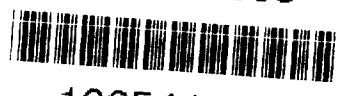


4-30-03

04-30-2003

FORM PTO-1594  
(Rev 5-93)

U.S. DEPARTMENT OF COMMERCE  
Patent and Trademark Office



102544215

To the Honorable Commissioner of

Original documents or copy thereof.

1. Name of conveying party(ies):  
 MGR CORPORATION, DBA MUPHY-GOODE WINERY

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

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

Name: COMERICA BANK-CALIFORNIA, successor in interest to  
 IMPERIAL BANK  
 Address: 333 W. SANTA CLARA STREET  
 City: SAN JOSE State: CA Zip: 95113

Individual(s) citizenship:  
 Association:  
 General Partnership:  
 Limited Partnership:  
 Corporation - State:  
 Other: a California banking corporation

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:

Assignment  Merger  
 Security Agreement  Change of Name  
 Other

Execution Date: February 28, 2003

4. Application number(s) or trademark number(s):  
 A. Trademark Application No.(s)

B. Trademark Registration No.(s)

1,667,802 1,670,451

Additional numbers attached?  Yes  No

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

Name: Erin O'Brien  
 Internal Address: GRAY CARY WARE & FREIDENRICH  
 4365 Executive Drive, Suite 1100  
 San Diego, CA 92121-2133

6 Total number of applications and registrations involved: 2

7. Total fee (37 CFR 3.41) . . . . . \$ 65.00

Enclosed  
 Authorized to be charged to deposit account

8. Deposit account number:

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

DO NOT USE THIS SPACE

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.

Erin O'Brien  
 Name of Person Signing

*Erin O'Brien*  
 Signature

April 29, 2003  
 Date

Total number of pages comprising cover sheet: [ 6 ]

Mail documents to be recorded with required cover sheet information to:  
 U.S. Patent and Trademark Office, Office of Public Records  
 1213 Jefferson Davis Highway, 3rd Floor  
 Arlington, VA 22202

04/30/2003 JYALLAHZ 00000010 1667802

01 FC:8521 40.00 OP  
 02 FC:8522 25.00 OP

AMENDED AND RESTATED  
INTELLECTUAL PROPERTY SECURITY AGREEMENT

This Amended and Restated Intellectual Property Security Agreement is entered into as of February 28, 2003 by and between COMERICA BANK-CALIFORNIA, as successor in interest to IMPERIAL BANK ("Bank") and MTGR CORPORATION, DBA MURPHY-GOODE WINERY, a California corporation ("Grantor").

RECITALS

A. Grantor and Bank are parties to an Intellectual Property Security Agreement dated as of May 30, 2001 (the "Original Agreement") Grantor and Bank wish to amend and restate the terms of the Original Agreement.

B. Bank has agreed to make certain advances of money and to extend certain financial accommodations to Grantor (the "Loans") in the amounts and manner set forth in that certain Amended and Restated Loan and Security Agreement by and between Bank and Grantor dated of even date herewith (as the same may be amended, modified or supplemented from time to time, the "Loan Agreement"; capitalized terms used herein are used as defined in the Loan Agreement). Bank is willing to make the Loans to Grantor, but only upon the condition, among others, that Grantor shall grant to Bank a security interest in certain Copyrights, Trademarks and Patents to secure the obligations of Grantor under the Loan Agreement.

C. Pursuant to the terms of the Loan Agreement, Grantor has granted to Bank a security interest in all of Grantor's right, title and interest, whether presently existing or hereafter acquired, in, to and under all of the Collateral.

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, and intending to be legally bound, as collateral security for the prompt and complete payment when due of its obligations under the Loan Agreement, Grantor hereby represents, warrants, covenants and agrees as follows:

AGREEMENT

To secure its obligations under the Loan Agreement and under all other agreements now existing or hereafter arising between Grantor and Bank, Grantor grants and pledges to Bank a security interest in all of Grantor's right, title and interest in, to and under its Intellectual Property Collateral (including without limitation those Copyrights, Patents and Trademarks listed on Schedules A, B and C hereto), and including without limitation all proceeds thereof (such as, by way of example but not by way of limitation, license royalties and proceeds of infringement suits), the right to sue for past, present and future infringements, all rights corresponding thereto throughout the world and all re-issues, divisions continuations, renewals, extensions and continuations-in-part thereof.

This security interest is granted in conjunction with the security interest granted to Bank under the Loan Agreement. The rights and remedies of Bank with respect to the security interest granted hereby are in addition to those set forth in the Loan Agreement and the other Loan Documents, and those which are now or hereafter available to Bank as a matter of law or equity. Each right, power and remedy of Bank provided for herein or in the Loan Agreement or any of the Loan Documents, or now or hereafter existing at law or in equity shall be cumulative and concurrent and shall be in addition to every right, power or remedy provided for herein and the exercise by Bank of any one or more of the rights, powers or remedies provided for in this Intellectual Property Security Agreement, the Loan Agreement or any of the other Loan Documents, or now or hereafter existing at law or in equity, shall not preclude the simultaneous or later exercise by any person, including Bank, of any or all other rights, powers or remedies.

Grantor represents and warrants that Exhibits A, B, and C attached hereto set forth any and all intellectual property rights in connection to which Grantor has registered or filed an application with either the United States Patent and Trademark Office or the United States Copyright Office, as applicable.

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute the same instrument.

IN WITNESS WHEREOF, the parties have cause this Amended and Restated Intellectual Property Security Agreement to be duly executed by its officers thereunto duly authorized as of the first date written above.

Address of Grantor:

4001 Highway 128  
PO Box 158  
Geyserville, California 95441

MTGR Corporation, dba Murphy-Goode Estate Winery,  
a California corporation

By: *Jan ~ Zoh*  
Title: President

By: *Bob C. [Signature]*  
Title: Secretary - Intell.

BANK:

COMERICA BANK-CALIFORNIA

Address of Bank:

333 W. Santa Clara Street  
San Jose, CA 95113

By: *Chi Thuan*  
Title: VP

Attn: Corporate Banking Center

EXHIBIT A

Copyrights

Description

Registration  
Number

Registration  
Date

EXHIBIT B

Patents

Description

Registration/  
Application  
Number

Registration/  
Application  
Date

EXHIBIT C

Trademarks

<u>Description</u>	<u>Serial Number/Registration Number</u>	<u>Application/Registration Date</u>
Goode-Ready	1,667,802	12/10/91
Murphy-Goode	1,670,451	12/31/91