

TRADEMARK ASSIGNMENT

Electronic Version v1.1
 Stylesheet Version v1.1

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| SUBMISSION TYPE: | NEW ASSIGNMENT |
| NATURE OF CONVEYANCE: | Termination and Release of Security Interest |

CONVEYING PARTY DATA

| Name | Formerly | Execution Date | Entity Type |
|--|---|----------------|-------------------------------------|
| AMRESCO Commercial Finance, LLC, successor-by-merger to AMRESCO Commercial Finance, Inc. | FORMERLY AMRESCO Commercial Finance, Inc. | 01/31/2006 | LIMITED LIABILITY COMPANY: DELAWARE |

RECEIVING PARTY DATA

| | |
|------------------------|--|
| Name: | Good Eats Franchising, Inc., formerly known as Good Eats Franchise Company, Inc. |
| Street Address: | 12200 Stemmons Freeway, Suite 101 |
| City: | Dallas |
| State/Country: | TEXAS |
| Postal Code: | 75234 |
| Entity Type: | CORPORATION: TEXAS |

| | |
|------------------------|--|
| Name: | El Chico Restaurants, Inc., for itself and as successor-by-merger to (i) El Chico Corporation and (ii) Southwest Cafes, Inc. |
| Street Address: | 12200 Stemmons Freeway, Suite 101 |
| City: | Dallas |
| State/Country: | TEXAS |
| Postal Code: | 75234 |
| Entity Type: | CORPORATION: TEXAS |

PROPERTY NUMBERS Total: 25

| Property Type | Number | Word Mark |
|----------------------|---------|---|
| Registration Number: | 1485682 | CUELLARS' EL CHICO SINCE 1929 FINE MEXICAN FOOD |
| Registration Number: | 0929775 | EL CHICO |
| Registration Number: | 0798138 | EL CHICO |
| Registration Number: | 1893406 | EL CHICO FINE MEXICAN FOOD SINCE 1940 PARA LA FAMILIA |
| Registration Number: | 1343582 | CASA ROSA |

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|----------------------|----------|----------------------------------|
| Registration Number: | 0929751 | EL CHICO |
| Registration Number: | 2076227 | LA PRIMERA |
| Registration Number: | 1371896 | CANTINA LAREDO |
| Registration Number: | 0903962 | |
| Registration Number: | 1998591 | GOOD EATS GRILL |
| Registration Number: | 1618084 | GOOD EATS CAFE |
| Registration Number: | 1906078 | GOOD EATS |
| Registration Number: | 1618085 | GOOD EATS CAFE |
| Registration Number: | 2099064 | SALADO RED |
| Registration Number: | 1114608 | CHICORITO |
| Registration Number: | 1134894 | MEXICAN STYLE PIZZA |
| Registration Number: | 1628773 | THE FIRST FAMILY OF MEXICAN FOOD |
| Registration Number: | 1893446 | TEX MAX |
| Registration Number: | 1951798 | A FRESH APPROACH TO TEX-MEX |
| Registration Number: | 1970210 | WHERE TEX-MEX BEGAN |
| Registration Number: | 2038510 | TEX-MEXCELLENCE |
| Registration Number: | 2043138 | TOBLANO |
| Serial Number: | 75028112 | MUNCHITOS |
| Registration Number: | 1611750 | THE ORIGINAL TEX-MEX CAFE |
| Registration Number: | 1766374 | |

CORRESPONDENCE DATA

Fax Number: (415)268-7522
Correspondence will be sent via US Mail when the fax attempt is unsuccessful.
Phone: 415 268 6538
Email: rlal@mofo.com
Correspondent Name: Jennifer Lee Taylor
Address Line 1: Morrison & Foerster LLP, 425 Market St.
Address Line 4: San Francisco, CALIFORNIA 94105-2482

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|-------------------------|-----------------------|
| ATTORNEY DOCKET NUMBER: | 51270-114 |
| NAME OF SUBMITTER: | Jennifer Lee Taylor |
| Signature: | /Jennifer Lee Taylor/ |
| Date: | 02/03/2006 |

Total Attachments: 4
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**TERMINATION AND RELEASE OF SECURITY INTEREST
IN TRADEMARK RIGHTS**

TERMINATION AND RELEASE dated as of January 31, 2006, from **AMRESKO Commercial Finance, LLC**, a Delaware limited liability company, successor-by-merger to AMRESKO Commercial Finance, Inc., formerly known as AMRESKO Commercial Lending Corporation, a Nevada corporation ("AMRESKO") to **Good Eats Franchising, Inc.**, formerly known as Good Eats Franchise Company, Inc., a Texas corporation, and **El Chico Restaurants, Inc.**, a Texas corporation, for itself and as successor-by-merger to (i) El Chico Corporation, a Texas corporation, and (ii) Southwest Cafes, Inc., a Texas corporation (collectively, the "Company"), each located at 12200 Stemmons Freeway, Suite 101, Dallas, Texas 75234.

WITNESSETH:

WHEREAS, pursuant to the Pledge and Security Agreement dated as of January 16, 1998, in favor of AMRESKO (the "Security Agreement"), a security interest was granted by the Company to AMRESKO in certain collateral, including the Trademark Collateral (as hereinafter defined);

WHEREAS, a Memorandum of Security Agreements was recorded in the Trademark Division of the United States Patent and Trademark Office on February 9, 1998, at Reel 1694 and Frame 0076; and

WHEREAS, AMRESKO now desires to terminate and release the entirety of its Security Interest in the Trademark Collateral;

NOW, THEREFORE, for good and valuable consideration including the satisfaction of all obligations, indebtedness and liabilities secured by the Trademark Collateral pursuant to the Security Agreement, the receipt and adequacy of which are hereby acknowledged, and upon the terms set forth in this termination and release, AMRESKO hereby states as follows:

1. Definitions. The term "Trademark Collateral," as used herein, shall mean all of the Company's right, title and interest of every kind and nature as of the date hereof in the Trademarks (including, without limitation, those items listed on Schedule A hereto). The term "Trademarks" shall have the meaning provided by reference in the Security Agreement.

2. Release of Security Interest. AMRESKO hereby terminates, releases and discharges its Security Interest in the Trademark Collateral, and any right, title or interest of AMRESKO in such Trademark Collateral shall hereby cease and become void.


3. Representations and Warranties. AMRESKO represents and warrants that: (i) it has the full power and authority to execute this termination and release; and (ii) it has not assigned, transferred, restricted or otherwise encumbered any Security Interest it has against the Trademark Collateral.

4. Further Assurances. AMRESKO hereby agrees to duly execute, acknowledge, procure and deliver any further documents and to do such other acts as may be reasonably necessary to effect the release of the Security Interest contemplated hereby.

IN WITNESS WHEREOF, the undersigned has executed this termination and release by its duly authorized officer as of the date first above written.

AMRESKO COMMERCIAL FINANCE, I.L.C.

By: _____



Name: Matt Moore

Title: Executive Vice President

Schedule A

U.S. Trademark Applications

| Title | App. No. | Filing Date | Reel/Frame |
|--------------|-----------------|--------------------|-------------------|
| MUNCHITOS | 75/028,112 | 11/30/95 | |

U.S. Trademark Registrations

| Title | Reg. No. | Reg. Date | Reel/Frame |
|--|-----------------|------------------|-------------------|
| CUELLARS' EL CHICO SINCE 1929 FINE MEXICAN FOOD | 1,485,682 | 04/19/1988 | 1694/0076 |
| EL CHICO | 929,775 | 02/22/1972 | 1694/0076 |
| EL CHICO | 798,138 | 10/26/1965 | 1694/0076 |
| EL CHICO FINE MEXICAN FOOD SINCE 1940 PARA LA FAMILIA | 1,893,406 | 05/09/1995 | 1694/0076 |
| CASA ROSA | 1,343,582 | 06/18/1985 | 1694/0076 |
| EL CHICO | 929,751 | 02/22/1972 | 1694/0076 |
| LA PRIMERA | 2,076,227 | 07/01/1997 | 1694/0076 |
| CANTINA LAREDO | 1,371,896 | 11/19/1985 | 1694/0076 |
| DESIGN (BOY WITH HAT) | 903,962 | 12/08/1970 | 1694/0076 |
| GOOD EATS GRILL | 1,998,591 | 09/03/1996 | 1694/0076 |
| GOOD EATS CAFE | 1,618,084 | 10/16/1990 | 1694/0076 |
| GOOD EATS | 1,906,078 | 07/18/1995 | 1694/0076 |
| GOOD EATS CAFE | 1,618,085 | 10/16/1990 | 1694/0076 |
| SALADO RED | 2,099,064 | 09/23/1997 | 1694/0076 |

| Title | Reg. No. | Reg. Date | Reel/Frame |
|------------------------------------|-----------|------------|------------|
| CHICORITO | 1,114,608 | 03/06/1979 | |
| MEXICAN STYLE PIZZA | 1,134,894 | 05/06/1980 | |
| THE ORIGINAL TEX-MEX CAFÉ | 1,611,750 | 08/28/1990 | |
| THE FIRST FAMILY OF MEXICAN FOOD | 1,628,773 | 12/18/1990 | |
| MISCELLANEOUS DESIGN | 1,766,374 | 04/20/1993 | |
| TEX MEX | 1,893,446 | 05/09/1995 | |
| FRESH APPROACH TO TEX-MEX | 1,951,798 | 01/23/1996 | |
| WHERE TEX-MEX BEGAN | 1,970,210 | 04/23/1996 | |
| TEX-MEXCELLENCE | 2,038,510 | 02/18/1997 | |
| TOBLANO | 2,043,138 | 03/11/1997 | |
| NO ONE KNOWS TEX-MEX LIKE EL CHICO | 2,101,683 | 09/30/1997 | |

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