

TRADEMARK ASSIGNMENT COVER SHEET

Electronic Version v1.1
Stylesheet Version v1.2

ETAS ID: TM759116

SUBMISSION TYPE:	NEW ASSIGNMENT		
NATURE OF CONVEYANCE:	TRADEMARK SECURITY AGREEMENT		
CONVEYING PARTY DATA			
Name	Formerly	Execution Date	Entity Type
KEKE'S FRANCHISE ORGANIZATION, LLC		10/03/2022	Limited Liability Company: DELAWARE
RECEIVING PARTY DATA			
Name:	WELLS FARGO BANK, NATIONAL ASSOCIATION, as Administrative Agent		
Street Address:	1808 Aston Ave., Suite 250		
City:	Carlsbad		
State/Country:	CALIFORNIA		
Postal Code:	92008		
Entity Type:	National Banking Association: UNITED STATES		
PROPERTY NUMBERS Total: 3			
Property Type	Number	Word Mark	
Registration Number:	4963656	KEKE'S BREAKFAST CAFE	
Registration Number:	4651838	KEKE'S BREAKFAST CAFE	
Registration Number:	3796963	KEKE'S	
CORRESPONDENCE DATA			
Fax Number:	7043311159		
<i>Correspondence will be sent to the e-mail address first; if that is unsuccessful, it will be sent using a fax number, if provided; if that is unsuccessful, it will be sent via US Mail.</i>			
Phone:	7043311000		
Email:	PTO_TMconfirmation@mvalaw.com, maryelizabethzaldivar@mvalaw.com		
Correspondent Name:	Moore & Van Allen PLLC		
Address Line 1:	100 North Tryon Street		
Address Line 2:	Suite 4700, ATTN: IP DEPARTMENT		
Address Line 4:	Charlotte, NORTH CAROLINA 28202		
ATTORNEY DOCKET NUMBER:	040324.000142		
NAME OF SUBMITTER:	John Slaughter		
SIGNATURE:	/john slaughter/		
DATE SIGNED:	10/04/2022		
Total Attachments: 6			

OP \$90.00 4963656

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TRADEMARK SECURITY AGREEMENT

This **TRADEMARK SECURITY AGREEMENT**, dated as of October 3, 2022 (this "Agreement"), is by and between **KEKE'S FRANCHISE ORGANIZATION, LLC**, a Delaware limited liability company (the "Debtor") and **WELLS FARGO BANK, NATIONAL ASSOCIATION** ("Wells Fargo"), as administrative agent and collateral agent (in such capacities, the "Administrative Agent") for the benefit of the Secured Parties under and as defined in the Credit Agreement referred to below.

WHEREAS, DENNY'S, INC. (the "Borrower"), **DENNY'S CORPORATION** ("Parent"), **DENNY'S REALTY, LLC** ("Denny's Realty"), the Debtor, the lenders from time to time party thereto and Wells Fargo, as Administrative Agent and L/C Issuer are parties to that certain Fourth Amended and Restated Credit Agreement dated as of August 26, 2021 (as amended, amended and restated, supplemented or otherwise modified from time to time prior to the date hereof, the "Credit Agreement"), pursuant to which the Lenders thereto have, subject to the terms and conditions set forth therein, made loans and otherwise extended credit to the Borrower. All capitalized terms used in this Agreement and not otherwise defined herein shall have the meanings assigned to them in the Guarantee and Collateral Agreement and Guarantee and Collateral Agreement Supplement No. 2 (as defined below), as applicable.

WHEREAS, the Debtor wishes to pledge and grant security interests in favor of the Administrative Agent, as collateral agent, for the benefit of the "Secured Parties" (as defined in the Credit Agreement), as herein provided.

NOW THEREFORE, the Debtor and the Administrative Agent hereby agree as follows:

Section 1. Definitions; Interpretation.

(a) Certain Defined Terms. As used in this Agreement, the following terms shall have the following meanings:

"Collateral" has the meaning set forth in Section 2.

"Guarantee and Collateral Agreement" means that certain Fourth Amended and Restated Guarantee and Collateral Agreement dated as of August 26, 2021, among the Borrower, Parent, Denny's Realty, the Debtor and the Administrative Agent, as the same may be amended, amended and restated, supplemented or otherwise modified from time to time.

"Guarantee and Collateral Agreement Supplement No. 2" means that certain Guarantee and Collateral Agreement Supplement No. 2 to the Guarantee and Collateral Agreement, dated as of the date hereof, among the Debtor and the Administrative Agent.

(b) Construction. The rules of construction specified in Section 1.02 of the Credit Agreement shall also apply to this Agreement.

Section 2. Security Interest; Grant of Security Interest. As security for the payment and performance in full of the Obligations, the Debtor hereby collaterally assigns and pledges to the Administrative Agent, its successors and assigns, for the benefit of the Secured Parties, and hereby grants to the Administrative Agent, its successors and assigns, for the benefit of the Secured Parties, a security interest in all right, title and interest in or to any or all of the following assets and properties now owned or at any time hereafter acquired by the Debtor or in which the Debtor now has or at any time in the future may acquire any right, title or interest (collectively, the "Collateral"):

- (a) all Trademarks;
- (b) all Trademark Licenses; and
- (c) all proceeds, supporting obligations and products of any and all of the foregoing and all collateral security and guarantees given by any person with respect to any of the foregoing.

Section 3. Supplement to Guarantee and Collateral Agreement. This Agreement has been entered into in conjunction with the security interests granted under the Guarantee and Collateral Agreement. The rights and remedies of the Administrative Agent and the other Secured Parties with respect to the security interests granted herein are without prejudice to, and are in addition to those set forth in the Guarantee and Collateral Agreement, all terms and provisions of which are incorporated herein by reference.

Section 4. Representations and Warranties. The Debtor represents and warrants to the Administrative Agent that, as of the date hereof, a true and correct list of all Collateral consisting of Trademarks, Trademark Licenses or applications owned by the Debtor, in whole or in part, is set forth in Schedule A.

Section 5. Further Acts. The Administrative Agent is authorized to file with the U.S. Patent and Trademark Office, or any successor office or any similar office in any other country such documents as may be necessary or advisable for the purpose of perfecting, confirming, continuing, enforcing or protecting the security interest granted by the Debtor, without the signature of the Debtor, and naming the Debtor as debtor and the Administrative Agent as secured party. The Debtor agrees, at its own expense, to execute, acknowledge, deliver and cause to be duly filed all such further instruments and documents and take all such actions as the Administrative Agent may from time to time request to better assure, preserve, protect and perfect the security interest granted hereby and the rights and remedies created hereby, including the payment of any fees and taxes required in connection with the execution and delivery of this Agreement, the granting of the security interest granted hereby and the filing of any financing statements (including fixture filings) or other documents in connection herewith or therewith. Without limiting the generality of the foregoing, the Debtor hereby authorizes the Administrative Agent, with prompt notice thereof to the Debtor, to supplement this Agreement by supplementing Schedule A or adding additional schedules hereto to specifically identify any asset or item that may constitute Collateral; provided that the Debtor shall have the right, exercisable within 10 days after it has been notified by the Administrative Agent of the specific identification of such Collateral, to advise the Administrative Agent in writing of any inaccuracy of the representations and warranties made by the Debtor hereunder with respect to such Collateral. The Debtor agrees that it will use its commercially reasonable efforts to take such action as shall be necessary in order that all representations and warranties hereunder shall be true and correct with respect to such Collateral within 30 days after the date it has been notified by the Administrative Agent of the specific identification of such Collateral.

Section 6. Binding Effect. This Agreement shall be binding upon the Debtor and the Administrative Agent and their respective permitted successors and assigns, and shall inure to the benefit of the Debtor, the Administrative Agent and the other Secured Parties and their respective permitted successors and assigns, except that the Debtor shall not have the right to assign or transfer its rights or obligations hereunder or any interest herein or in the Collateral (and any such assignment or transfer shall be void) except as expressly contemplated by the Guarantee and Collateral Agreement and the Credit Agreement.

Section 7. **GOVERNING LAW.** THIS AGREEMENT AND THE RIGHTS AND OBLIGATIONS OF THE PARTIES UNDER THIS AGREEMENT SHALL BE GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH, THE LAWS OF THE STATE OF NEW YORK, (WITHOUT GIVING EFFECT TO ANY CHOICE OR CONFLICT OF LAW PROVISION OR RULE THAT WOULD CAUSE THE APPLICATION OF THE DOMESTIC SUBSTANTIVE LAWS OF ANY OTHER STATE).

Section 8. Amendment. Neither this Agreement nor any provision hereof may be waived, amended or modified except pursuant to an agreement or agreements in writing entered into by the Administrative Agent and the Debtor, subject to any consent required in accordance with Section 10.01 of the Credit Agreement. To the extent that any provision of this Agreement conflicts with any provision of the Guarantee and Collateral Agreement, the Guarantee and Collateral Agreement shall govern.

Section 9. Counterparts. This Agreement may be executed in counterparts (and by different parties hereto on different counterparts), each of which shall constitute an original but all of which, when taken together, shall constitute a single contract. Delivery of an executed signature page to this Agreement by facsimile or electronic transmission shall be effective as delivery of a manually signed counterpart of this Agreement.

Section 10. Headings. Section headings used herein are for the purpose of reference only, are not part of this Agreement and are not to affect the construction of, or to be taken into consideration in interpreting, this Agreement.

Section 11. Severability. Any provision of this Agreement held to be invalid, illegal or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such invalidity, illegality or unenforceability without affecting the validity, legality and enforceability in such jurisdiction of the remaining provisions hereof; and the invalidity of a particular provision in a particular jurisdiction shall not invalidate such provision in any other jurisdiction. The parties hereto shall endeavor in good-faith negotiations to replace the invalid, illegal or unenforceable provisions with valid provisions the economic effect of which comes as close as possible to that of the invalid, illegal or unenforceable provisions.

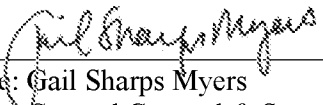
Section 12. Notices. All communications and notices hereunder shall (except as otherwise expressly permitted herein) be given as provided in Section 10.02 of the Credit Agreement.

Section 13. Terminations or Release. This Agreement and the security interests granted hereby shall terminate in accordance with the termination provisions of section 7.15 of the Guarantee and Collateral Agreement.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement, as of the date first above written.

KEKE'S FRANCHISE ORGANIZATION, LLC

By: 
Name: Gail Sharps Myers
Title: General Counsel & Secretary of Keke's, Inc.,
its sole member

**WELLS FARGO BANK,
NATIONAL ASSOCIATION,**
as Administrative Agent

By: _____
Name:
Title:

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement, as of the date first above written.

KEKE'S FRANCHISE ORGANIZATION, LLC

By: _____
Name:
Title:

**WELLS FARGO BANK,
NATIONAL ASSOCIATION,
as Administrative Agent**

By: *Denise Crouch*
Name: **Denise Crouch**
Title: **Vice President**

SCHEDULE A
to the Trademark Security Agreement

Keke's Franchise Organization, LLC
(Delaware Limited Liability Company)

U.S. Trademarks

Trademark Registrations

Mark	Reg. No.	Reg. Date
KEKE'S BREAKFAST CAFE (Stylized)	4963656	05/24/2016
KEKE'S BREAKFAST CAFE (Stylized)	4651838	12/09/2014
KEKE'S	3796963	06/01/2010