



2004 00678458

Bk: 3121 Pg: 199 Doc: ROFR
Page: 1 of 8 12/17/2004 02:15 PM

RIGHT OF FIRST REFUSAL

THIS RIGHT OF FIRST REFUSAL (the "**Right of First Refusal**") is made and entered into as of December 17, 2004, by and between **WENDY'S OLD FASHIONED HAMBURGERS OF NEW YORK, INC.**, an Ohio corporation, with an address and principal office at 4288 West Dublin-Granville Road, P. O. Box 256, Dublin, Ohio ("**Wendy's**"), and **SONDOCATT INVESTMENTS, L.L.C.**, a Massachusetts limited liability company, with an address and principal office at 6114 Quinn Abbey Court, Dublin, Ohio 43017 ("**Declarant**").

WITNESSETH:

WHEREAS, Declarant is the record owner of the real property situated in the City of Pittsfield, County of Berkshire (Middle District), and Commonwealth of Massachusetts, commonly known as **556 Hubbard Avenue (Wendy's Site #9528)** and more particularly described in the legal description attached hereto and made a part hereof as **Exhibit A** (the "**Property**"); and

WHEREAS, Declarant obtained title to the Property by virtue of a certain Limited Warranty Deed from Wendy's recorded of even date herewith (the "**Deed**"); and

WHEREAS, Declarant obtained a mortgage on the Property from GE Capital Franchise Finance Corporation (together with its successors and assigns "**GE Capital**"); which mortgage and related security documents, if any, were recorded of even date herewith (collectively the "**GE Mortgage**"); and

WHEREAS, as partial consideration for the Deed, Declarant has agreed to subject the Property to a right of first refusal.

NOW THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant hereby declares that the Property shall be held, transferred, sold, leased, conveyed and occupied during the term hereof subject to the covenants, conditions and restrictions hereinafter set forth.

678458

THERESSA ALLMAKER

1. Prohibition Against Transfer Unless Transaction Offered to Wendy's. Declarant agrees that, for a period of twenty (20) years from the date of recording of this Right of First Refusal, or for so long as the Unit Franchise Agreement, dated of even date herewith, between Wendy's International Inc., as franchisor, and Robert T. Burda, as franchisee, is in effect, or any modification, renewal, substitution or consolidation thereof, whichever period is longer, Declarant shall not sell, transfer, lease or otherwise dispose of all or any part of the Property until and unless Declarant shall have:

- (a) obtained a bona fide offer from a third party to purchase, transfer, lease or otherwise acquire all or any part of the Property (the "Offer");
- (b) delivered to Wendy's in writing a true and accurate copy of the Offer and all documentation relating to the Offer and the prospective purchaser/lessee as Wendy's may require, including, but not limited to, all material information provided to the prospective purchaser/lessee by Declarant; and
- (c) offered to sell, transfer, lease or otherwise dispose of such interest in the Property to Wendy's at the same price and upon the same terms and conditions contained in the Offer (including any consideration to be paid for the value of the business operation upon the Property, if any).

Declarant shall not execute any contract or lease or accept any offer unless the provisions of this Right of First Refusal have been satisfied.

2. Additional Items to be Provided With Information About Offer. The information to be supplied by Declarant and required by Wendy's, as set forth in Paragraph 1(b) above, shall be accompanied by (a) a written representation and warranty from Declarant that Declarant has provided Wendy's with all of the information required under this Right of First Refusal, and that such information is true, accurate, and complete, and (b) if Declarant is not an individual, an appropriate resolution of Declarant's board of directors (or other applicable owners, investors, or the like) approving the proposed transaction, or other evidence satisfactory to Wendy's of Declarant's intent to consummate the transaction.

3. Wendy's Right to Acquire Property on Same Terms as Offer. Wendy's shall have the right and option, exercisable within forty-five (45) days after receipt by Wendy's of all such written notification and all other information required by Wendy's, to send written notice to Declarant that Wendy's intends to acquire the Property on the same terms and conditions as set forth in the Offer. Notwithstanding the foregoing, Wendy's shall not be bound by any provision or condition in the Offer which increases the cost or otherwise changes the economic terms if Wendy's is substituted for the prospective purchaser/lessee pursuant to this Right of First Refusal.

4. Wendy's Right to Conduct Due Diligence. If Wendy elects to exercise its option hereunder, notwithstanding anything in the Offer, Wendy shall be entitled to conduct due diligence of the scope customary for transactions of the type proposed in the Offer for a period of not less than sixty (60) days, which period shall commence upon the date of Wendy's notice to Declarant of Wendy's election to exercise its option. Wendy shall not be bound by the Offer until after it has completed its due diligence and determines that the Property is in all respects satisfactory.

5. Closing After Acceptance of Offer. In the event Wendy elects to exercise its option hereunder, closing on such transaction shall occur within the later of: (i) sixty (60) days from the date of notice by Wendy to Declarant of the election to exercise its option, (ii) such period as may have been provided by in the Offer, or (iii) such period as may be necessary to conduct due diligence as provided herein. The purchase price shall be due from Wendy to Declarant at closing in the form of cash or a cashier's or certified check made payable to Declarant. Wendy may substitute cash for any non-monetary consideration set forth in the Offer so long as Declarant is fully compensated for the value of any non-monetary consideration, including, but not limited to, any favorable financing provisions or tax savings associated with such non-monetary consideration. Wendy shall be entitled to possession of the Property on the next day following the closing, unless the Offer provides otherwise. If the Offer involves a sale of the Property, Declarant shall convey the Property to Wendy by General Warranty Deed, unless the Offer provides otherwise, and all costs and expenses incurred in connection with Wendy's purchase of the Property shall be borne by Declarant.

6. Rejection of Offer. In the event Wendy either rejects the Offer or fails to give notice of its election to exercise its option with respect to the Offer within forty-five (45) days after the date of receipt of the information set forth in Paragraphs 1 and 2 hereof (hereinafter collectively referred to as a "Rejection"), the Property may thereafter be sold, transferred, leased or otherwise disposed of to the original offeror at the same price and upon the same terms and conditions contained in the Offer. Unless the transaction is otherwise excepted by the provisions of Paragraphs 7 and 8 below, this Right of First Refusal shall continue in full force and effect and be applicable to subsequent sales, transfers, leases or other dispositions of all or any part of the Property.

7. Termination Upon Sale for Non-Wendy's Use. This Right of First Refusal shall remain in effect for the remainder of its term notwithstanding a transfer or disposition of the Property, except that, in the event (a) of a Rejection and (b) where Declarant transfers fee simple title to the Property pursuant to the Offer for a use other than as a Wendy's Old Fashioned Hamburgers Restaurant, and Wendy's International, Inc. has agreed to a termination of the Unit Franchise Agreement, then this Right of First Refusal, and any restriction upon the Property in the Deed that requires that the Property be used for the operation of a Wendy's Old Fashioned Hamburgers Restaurant, shall terminate. Wendy shall, upon the request of Declarant, execute and deliver a statement

of such termination in recordable form, provided that Declarant can provide evidence satisfactory to Wendy's that the Property was transferred pursuant to the Offer.

8. Termination Upon Transfer to Wendy's. Upon any vesting of title in Wendy's, all covenants, conditions, restrictions and reservations imposed hereunder shall automatically terminate and be of no further force and effect.

9. Change in Offer Constitutes New Offer. Any material change in the terms of the Offer shall constitute a new offer subject to the same rights of first refusal by Wendy's as in the case of the initial offer, and notice of any such material change shall be provided in writing by the Declarant promptly to Wendy's.

10. Exception for Acquisition of Property By A Mortgagee. This Right of First Refusal shall be inapplicable to the acquisition of the Property by a third party mortgagee, trustee or beneficiary pursuant to a bona fide foreclosure proceeding (or deed given in lieu of foreclosure) instituted by such third party mortgagee, trustee or beneficiary against the then owner of the Property pursuant to the terms of any mortgage or deed of trust securing the cost of acquisition of the Property or the construction of improvements thereon, or any refinancing thereof. Notwithstanding the foregoing, this Right of First Refusal shall be binding upon and effective against any subsequent transfer of the Property by such mortgagee, beneficiary or trustee.

11. Exception for Acquisition of Property By GE Capital. In the event of foreclosure by GE Capital or the exercise of such similar remedy by GE Capital as provided under the provisions of the GE Mortgage, Wendy's shall have a period of thirty (30) days after receipt of notice from GE Capital to exercise this right of first refusal for a purchase price equal to the then outstanding balance on the GE Mortgage. In the event Wendy's fails to properly exercise its right of first refusal strictly in accordance with the terms hereof then this Right of First Refusal, and any restriction upon the Property in the Deed that requires that the Property be used for the operation of a Wendy's Old Fashioned Hamburgers Restaurant, shall terminate and be of no further force or effect with respect to the Property.

12. Enforceability. If any term, provision or condition contained in this Right of First Refusal shall, to any extent, be invalid or unenforceable, the remainder of this Right of First Refusal (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each and every other term, provision and condition of this Right of First Refusal shall be valid and enforceable to the fullest extent permitted by law.

13. Notice. All notices, waivers, statements, demands, approvals or other communications to be given under or pursuant to this Right of First Refusal shall be in writing, addressed to the parties at their respective addresses as provided below, and shall be delivered by certified or registered mail, postage prepaid, as follows:

If to Declarant: Sondocatt Investments, L.L.C.
6114 Quinn Abbey Court
Dublin, OH 43017
Attention: Robert T. Burda

If to Wendy's: Wendy's International, Inc.
4288 West Dublin-Granville Road
P. O. Box 256
Dublin, Ohio 43017
Attention: Legal Department

14. Covenant Running With the Land. The foregoing covenants, conditions and restrictions shall be binding upon and inure to the benefit of Declarant, Wendy's, and their respective successors and assigns, and shall run with the land.

15. Amendment. This Right of First Refusal shall not be amended or modified, in whole or in part, unless such amendment or modification is in writing and signed by Declarant and Wendy's.

16. Non-Waiver. The failure of Wendy's to insist upon strict performance of any covenants, conditions or terms of this Right of First Refusal shall not be construed as a waiver or relinquishment of any such covenants, conditions or terms, but the same shall be and remain in full force and effect.


17. Headings. The captions and headings used herein are for convenience of reference only and shall not affect the interpretation of this Right of First Refusal.


18. Counterparts. This Right of First Refusal may be executed in several counterparts, but together shall constitute an original.

19. Governing Law. This Right of First Refusal shall be governed by and construed in accordance with the law of the jurisdiction where the Property is located.

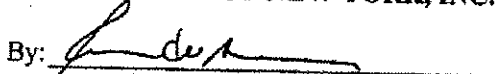
IN WITNESS WHEREOF, this Right of First Refusal has been executed by the duly authorized officers of the parties hereto as of the day and year first above written.

Signed and acknowledged in the presence of (as to both):


Print Name: Laura A. Turner


Print Name: JANETTE R. CAIRTRIGHT

WENDY'S OLD FASHIONED
HAMBURGERS OF NEW YORK, INC.

By: 
Title: RAYMOND W. BAKER
Vice President

By: *Ronald Wallace*

RONALD E. WALLACE
Vice President

Title: _____

Legal Dept. *7766*

Signed and acknowledged in the presence of:

SONDOCATT INVESTMENTS, L.L.C.

Janelle R. Courtright
Print Name: **JANELLE R. COURTRIGHT**

By: *Robert Burda*

Linda L. Stowers
Print Name: *Linda L. Stowers*

Title: *MANAGING MEMBER*

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

The undersigned, a Notary Public in and for the above state and county, hereby certifies that *RAYMOND W. BAKER* *2* day of November, 2004, before me personally appeared *RAYMOND W. BAKER* *Vice President* and *RONALD E. WALLACE*, the *OLD FASHIONED HAMBURGERS* *Vice President*, the *WENDY'S OF NEW YORK, INC.*, an Ohio corporation, who are known to me as the persons and officers described in and who executed the foregoing instrument on behalf of said corporation, and who acknowledge that they held the positions or titles set forth in the instrument and certificate, that they signed the instrument on behalf of the corporation by proper authority, and that the instrument was the act of the corporation for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this day and year last aforesaid.



ANGELA L. BUCHEL
Notary Public, State of Ohio
My Commission Expires 06-14-06

Angela L. Buchtel
Notary Public

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

The undersigned, a Notary Public in and for the above state and county, hereby certifies that on the 23 day of November, 2004, before me personally appeared Robert T. Durda, as Managing Member of SONDOCATT INVESTMENTS, L.L.C., a Massachusetts limited liability company, who was known to me as the person and member described in and who executed the foregoing instrument on behalf of said company, and who acknowledged that he held the position or title set forth in the instrument and certificate, he signed the instrument on behalf of the company by proper authority, and the instrument was the act of the company for the purpose therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last aforesaid.



JANELLE R. JOHNSTON - *Copyright*
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES JUNE 28, 2008

Janelle R. Johnston - Copyright
Notary Public

This instrument is prepared by:
Michael G. O'Kane, Attorney at Law
Wendy's International, Inc.
4288 West Dublin-Granville Road
Dublin, Ohio 43017

EXHIBIT A

The land at 556 Hubbard Avenue, Pittsfield, Berkshire County, Massachusetts bounded and described as follows:

Beginning at an iron pipe at the northwesterly corner of the parcel being conveyed and in the supposed easterly line of Hubbard Avenue, said pipe being one hundred sixty and forty-four one-hundredths (160.44) feet on a course South 3 degrees 30' West from the southwesterly corner of the southerly stone pier of the easterly side wall of the bridge over the Housatonic River; running thence southerly in the easterly line of Hubbard Avenue two hundred forty-three and sixty-seven one-hundredths (243.67) feet to an iron pipe; thence easterly at right angles two hundred eleven and eighty-five one-hundredths (211.85) feet to an iron pipe; thence northerly on a line parallel to the first above described boundary two hundred twenty-seven and fifty-five one-hundredths (227.55) feet to an iron pipe; thence deflecting to the left 85 degrees 39' and running westerly two hundred twelve and forty-six one-hundredths (212.46) feet to the place of beginning.

The second, third and fourth boundaries above described are along other land now or formerly of Crane & Co. Including all right, title and interest in and to any land which may lie between the first above described boundary and the true easterly line of Hubbard Avenue throughout the length of said boundary.

Also defined as:

Beginning at an iron pipe to be set in the easterly line of Hubbard Avenue and the northwesterly corner of Lot M14-1-2, described herein, and the southwesterly corner of land now or formerly of the Lawrence Greenberg Residuary Trust, said pipe being S 3°-13'40" E and approximately 276 feet from the intersection of Hubbard Avenue and Dalton Avenue as shown on a Plan entitled "Plan of Land Surveyed for Wendy's Old Fashioned Hamburgers of New York, Inc., Pittsfield, Massachusetts, Scale: 1"=20, April 6, 2004, SK Design Group Inc., Civil Engineers, Surveyors, Consultants, 2 Federico Drive, Pittsfield, Massachusetts, 01201, (413)443-3337, Project No.:040018ALTA."

Running thence N 85°-27'-46" E along the southerly line of land now or formerly of the Lawrence Greenberg Residuary Trust and also along the southerly line of land of now or formerly of Crane and Co., Inc. a distance of 209.21 feet to an iron pipe to be set;

Running thence S 08°-54'-57" E along the westerly line of said Crane and Co., Inc. and also the westerly line of now or formerly the City of Pittsfield a distance of 227.55 feet to an iron pipe found;

Running thence S 81°-05'-13" W along the northerly line of the City of Pittsfield a distance of 180.00 feet to an iron pipe found on the easterly line of Hubbard Avenue;

Running thence along a curve to the right having a radius of 510.00 feet on said easterly line of Hubbard Avenue a distance of 233.81 feet a Granite Bound found;

Running thence N 03°-13'-40" W along the easterly line of Hubbard Avenue a distance of 13.76 feet to the point of beginning.

Containing 48,077.79 Square Feet or 1.103 Acres.

Berkshire Middle District Registry of Deeds - END OF DOCUMENT