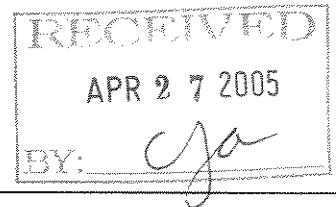




JAMIE B. COULTER, Chief Executive Officer



224 E. Douglas / Suite 700 / P.O. Box 12726 / Wichita, Kansas 67277-2726 / Phone (316) 264-8899 / Fax (316) 267-8897

April 26, 2005

Mr. W. Calvin Horton  
Town Manager  
Town of Chapel Hill  
306 N. Columbia Street  
Chapel Hill, N.C. 27516-2113

FEDERAL EXPRESS

Dear Mr. Horton:

I was surprised by the comment in your letter of April 15th indicating that you had expected a reply from me to your letter of March 14, 2005, since you concluded your comments with an invitation to call you "if any further assistance was required".

Because several individuals at our Company have been involved with this situation, it seemed to us that you were up to date on our position concerning future use of the Wicked Burrito property. Certainly there was no slight intended by my failure to respond to your letter.

As has been previously stated, we are aware of the value of our property on Franklin Street, and fully intend to utilize it for our own commercial purposes at some point in the future. However, Mr. Horton, it seems to me that you are uniquely qualified to help us solve this dilemma and create a "win-win" solution. Is there a local charity that could utilize the space on a short-term basis? If so, we would entertain a proposal to offer the use of our property on a rent free basis, with the provision that the tenant be prepared to vacate the space on 30 days notice.

It is very important for our Company to have access to our property on short notice once we have a compelling use for the facility.

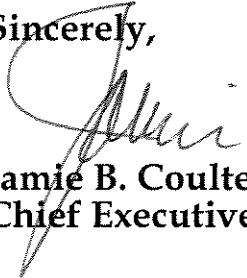
Mr. W. Calvin Horton  
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PAGE TWO

Previously Messieurs Jonathan B. Mills and Christopher B. Rice had written requesting the use of our property for the Chapel Hill Children's Museum, however, the timeframe they requested was for 2 or 3 years. If they are willing to accept a 30-day notice provision, perhaps we can arrange for them to move into the building on a temporary basis.

In any event, Mr. Horton, as Town Manager, it seems to me that you are well positioned to help create a "win-win" solution as a mutually acceptable resolution to this situation.

Put on your thinking cap and let me have your best ideas for a temporary occupant for the Wicked Burrito building.

Sincerely,



Jamie B. Coulter  
Chief Executive Officer

JBC/bp