

## EXHIBIT B

Counterparty	Counterparty Address	Description of Contract or Lease	Cure Amount (\$) <sup>1</sup>
1201 Victory Associates, Inc.	859 Hollywood Way Suite #544 Burbank, CA 91505	Lease Agreement, as modified by agreement with the Buyer -Store No. 4122	6,706.25
Annette Masdal	c/o Alset Owners, LLC 1200 North Federal Highway, Suite 111-B Boca Raton, FL 33432-2813	Employment Agreement, as modified by agreement with the Buyer	0.00
Checkers Drive-In Restaurants, Inc.	4300 W. Cypress St. Suite 600 Tampa, FL 33607	Various Sublease Agreements - Store Nos. 8138, 8139, 8140, 8143, 8144, 8146, 8149, 8150, 8151, 8153, 8156, 8158, 8159, 8162, 8163, 8166, 8167, 8168, 8169, 8171, 8172, 8173, 8174	See Footnote 2 below
		Various Franchise Agreements for Stores located in, Little Rock, St. Louis, Illinois and Ohio	See Footnote 2 below
Flash Oil Company	50 South Bemeston Clayton, MO 63105	Lease Agreement - Store No. 8155	2,333.00
Frank & Margaret Lepore	11119 Carla Drive Largo, FL 33774	Lease Agreement, as modified by agreement with the Buyer - Store No. 4024	7,500.00

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Gilbert W. Younger	2621 Merced Avenue El Monte, CA 91733 -and- c/o Michael Waterman 15915 Ventura Blvd Penthouse Two Encino, CA 91436	Lease Agreements - Store Nos. 4057 and 4058	11,000.00
Kaufman Executive Drive, LLC	3525 Broadway Lexington, KY 40509	Lease Agreement - Store No. 4051	4,218.75
Leader Investment Properties LLC	c/o Jesse Morrow 13351 Fairfield Circle Drive Town and Country, MO 63017	Lease Agreement, as modified by agreement with the Buyer -Store No. 4118	6,041.67
Leonard Levitsky	c/o Alset Owners, LLC 1200 North Federal Highway, Suite 111-B Boca Raton, FL 33432-2813	Employment Agreement, as modified by agreement with the Buyer	0.00
Michael Kevin Murphy Trust	c/o Deanna Garcia 630 Grand Ave. Suite I Carlsbad, CA 92008	Lease Agreement - Store No. 4111	7,175.99
Nat R. and Shobba Chabria	9846 Erinwoods Drive Dublin, OH 43017	Lease Agreement - Store No. 4039	2,977.50
Northern Leasing	132 West 31 <sup>st</sup> Street New York, NY 10001	Credit Card Terminals Lease Agreement	0.00
Ohio State University	600 Lincoln Tower 1800 Cannon Drive Columbus, OH 43210	Buck ID College Card Program Lease Agreement	0.00
R&R Capital, LLC	4370 LaJolla Village Drive Suite 850 San Diego, CA 92112	Lease Agreements, as modified by agreement with the Buyer - Store Nos. 8136, 8137, 8141 and 8165	30,000.00
Rolland G. Marick a/k/a RAH Properties LLC	17500 Glenshire Ave. Cleveland, OH 44135	Lease Agreement - Store No. 4018	3,992.30
Toledo Rite Aid LLC	5800 Springsboro Pike Dayton, OH	Lease Agreement - Store No. 4113	8,977.36

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Triple R Associates	6300 NE First Ave. Ft. Lauderdale, FL	Master Lease Agreement, as modified by agreement with the Buyer – Store Nos. 4019, 4020, 4021, 4023, 4025, 4026, 4027, 4029, 4030, 4031, 4032, 4033, 4034, 4035, 4037, 4038, 4041, 4042, 4043, 4045, 4048, 4049, 4050, 4053, 4054, 4055, 4060, 4062, 4063, 4064, 4065, 4067, 4070	100,169.77
University of Akron	248 E. Buchtel Avenue Akron, OH 44325	Akron College Card Lease Agreement	0.00
US Bank	U.S. Bancorp BEFG 1310 Madrid St. Marshall, MN 56258	All Equipment Lease Agreements Governing Leased Equipment At Debtors' Restaurants	0.00
Vendor Capital Group	4191 Fayetteville Road Raleigh, NC 27603	Equipment Lease # 1628-000 – Store No. 4111 only	7,530.00

**Footnote 1:** All rental and any related obligations due and unpaid as of the Closing for July and August 2009, whether or not included in the Cure Amounts listed above, shall be paid by the Debtors (or if paid by the Buyer, then the Debtors shall reimburse the Buyer for such amounts as soon as practicable after the Closing).

**Footnote 2:** These Sublease Agreements and Franchise Agreements are being assigned over to the Buyer and may be terminated by the Buyer at its election. For the avoidance of all doubt, all obligations of the Debtors under the foregoing agreements and any promissory notes between the Debtors and Checkers Drive-In Restaurants, Inc. are being waived against the Debtors and their estates as provided in the Purchase Agreement.