ATTACHMENT 3

TRANSFER AGREEMENT BETWEEN PEARL’S DELUXE BURGERS AND PROPERTY OWNER
Transfer Agreement of the Operations of Retail Business
at 1001 Market Street, San Francisco, California (the "Premises") between John Gall, acting on behalf of the owners of the Premises, and Pearl's Deluxe Burgers LLC

1. As of March 19, 2014 Pearl's Deluxe Burger's LLC agrees to transfer operations of the Retail Business referred to as "Pearl's Deluxe Burgers" at 1001 Market St, San Francisco California to the Building Owners of the Premises.

2. Operations are defined as the entirety of the "retail business" and the rights to all future "retail business" at 1001 Market St. These include, but are not limited to the rights of tenancy, leasing, naming rights, menu and all day-to-day operations at 1001 Market St.

3. "Pearl's Deluxe Burger's LLC" acknowledges and fully understands that they will continue to be the guarantor for the SFRA Loan agreement at 1001 Market St in San Francisco. The loan will continue to be secured by a "deed of trust" as previously signed by the building owner's 1001-1005 Market St.

4. This agreement will become fully executed only upon the following conditions:

   (a) Building Owner's receipt of an approval letter of the transfer from SFRA or any governing body authorized to approve the transfer. If no approval letter is received this agreement becomes null and void.
   (b) Building Owner's receipt of a fully executed "operations agreement" between Dan Lu "dba" and the Building Owners of the Premises

John Gall, Building Owner 3/10/14

Sylwa Yi, Pearl's Deluxe Burger's LLC 3/10/14

Young Yi, Pearl's Deluxe Burger's LLC 3/10/14