

Form **PTO-1594** (Rev. 10/02) **RECORDATION FORM COVER SHEET** U.S. DEPARTMENT OF COMMERCE  
 OMB No. 0651-0027 (exp. 5/30/2005) **TRADEMARKS ONLY** U.S. Patent and Trademark Office

Tab settings ⇨ ⇨ ⇨ ▼ ▼ ▼ ▼ ▼ ▼ ▼

To the Honorable Commissioner of Patents and Trademarks: Please record the attached original documents or copy thereof.

<p>1. Name of conveying party(ies):  <b>JPMORGAN CHASE BANK, formerly          THE CHASE MANHATTAN BANK</b></p> <p><input type="checkbox"/> Individual(s)      <input type="checkbox"/> Association  <input type="checkbox"/> General Partnership      <input type="checkbox"/> Limited Partnership  <input type="checkbox"/> Corporation-State  <input type="checkbox"/> Other _____</p> <p>Additional name(s) of conveying party(ies) attached? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>	<p>2. Name and address of receiving party(ies)          Name: <b>RUSSIAN TEA ROOM REALTY LLC</b>          Internal Address: _____          Street Address: <b>1995 BROADWAY, 18th FLOOR</b>          City: <b>NEW YORK</b> State: <b>NY</b> Zip: <b>10023</b></p> <p><input type="checkbox"/> Individual(s) citizenship _____  <input type="checkbox"/> Association _____  <input type="checkbox"/> General Partnership _____  <input type="checkbox"/> Limited Partnership _____  <input type="checkbox"/> Corporation-State _____  <input checked="" type="checkbox"/> Other <b>DELAWARE LIMITED LIABILITY COMPANY</b></p> <p>If assignee is not domiciled in the United States, a domestic representative designation is attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No          (Designations must be a separate document from assignment)          Additional name(s) &amp; address(es) attached? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>3. Nature of conveyance:  <input type="checkbox"/> Assignment      <input type="checkbox"/> Merger  <input type="checkbox"/> Security Agreement      <input type="checkbox"/> Change of Name  <input checked="" type="checkbox"/> Other <b>RELEASE OF SECURITY INTEREST</b></p> <p>Execution Date: <b>05/27/2003</b></p>	

<p>4. Application number(s) or registration number(s):          A. Trademark Application No.(s) _____          _____</p>	<p>B. Trademark Registration No.(s) _____  <b>1,005,631</b></p>
Additional number(s) attached <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

<p>5. Name and address of party to whom correspondence concerning document should be mailed:          Name: <b>MICHAEL K. CANTWELL</b>          Internal Address: _____  <b>WILLKIE FARR &amp; GALLAGHER</b>          _____          Street Address: <b>787 SEVENTH AVENUE</b>          _____          City: <b>NEW YORK</b> State: <b>NY</b> Zip: <b>10019</b></p>	<p>6. Total number of applications and registrations involved: <b>14</b></p> <p>7. Total fee (37 CFR 3.41) .....\$ <b>365</b>  <input type="checkbox"/> Enclosed  <input checked="" type="checkbox"/> Authorized to be charged to deposit account</p> <p>8. Deposit account number:  <b>23-2405</b></p>
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DO NOT USE THIS SPACE

9. Signature.

**MICHAEL K. CANTWELL**  **June 20, 2003**  
 Name of Person Signing Signature Date

Total number of pages including cover sheet, attachments, and document: **4**

Mail documents to be recorded with required cover sheet information to: Commissioner of Patent & Trademarks, Box Assignments Washington, D.C. 20231

CH \$365.00 232405 1005631

RECORDATION FORM COVER SHEET  
CONTINUATION OF ITEM 4

**Additional Trademark Registration Nos.:**

1,229,752

1,254,528

1,260,020

1,261,105

1,262,735

1,291,406

1,305,837

1,305,839

1,305,840

1,306,293

1,319,607

1,346,514

1,386,316

**RELEASE OF GRANT OF SECURITY INTEREST IN TRADEMARKS**

This RELEASE OF GRANT OF SECURITY INTEREST (the "Release") is made as of this 27<sup>th</sup> day of MAY, 2003, and given to Russian Tea Room Realty LLC (the "Grantor") by JPMorgan Chase Bank, formerly The Chase Manhattan Bank (the "Lender").

WHEREAS, Grantor and Lender have entered into a Security Agreement and a Trademark Security Agreement, both dated as of January 28, 1999 (hereinafter collectively the "Security Agreement"), pursuant to which Grantor has mortgaged, pledged, and granted to Lender a security interest in certain Trademark Collateral (as defined in the Security Agreement and including without limitation those trademarks and trademark registrations set forth on the attached Schedule A hereto); and

WHEREAS, the Security Agreement was recorded in the United States Patent and Trademark Office ("PTO") on February 24, 1999, at Reel/Frame 1858/0796, to evidence the security interest granted to Lender; and

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lender hereby acknowledges and agrees as follows:

Acknowledgment of Termination of Grant of Security Interest in Trademark Collateral. All rights and security interests of Lender in and to the Trademark Collateral, including without limitation those trademarks and trademark registrations set forth on Schedule A attached hereto and incorporated herein by reference, are hereby terminated and released and are no longer in force.

IN WITNESS WHEREOF, the Lender has caused this Release to be duly executed and delivered by its officer thereunto duly authorized as of the date first above written.

JPMORGAN CHASE BANK

By: Robert H. Stark, Jr.

Name:

Title:

ROBERT H. STARK, JR.  
VICE PRESIDENT

**SCHEDULE A****Trademarks and Registrations Therefor**

<b>Mark</b>	<b>Registration No./ Application No.</b>	<b>Registration Date/ Filing Date</b>
RUSSIAN TEA ROOM	1,005,631	February 25, 1975
RUSSIAN TEA ROOM	1,229,752	March 8, 1983
RTR and Design	1,254,528	October 18, 1983
RTR and Design	1,260,020	December 6, 1983
THE RUSSIAN TEA ROOM	1,261,105	December 13, 1983
RTR and Design	1,262,735	December 27, 1983
THE RUSSIAN TEA ROOM	1,291,406	August 21, 1984
THE SCOTT BLUE BOOK	1,305,837	November 20, 1984
THE RUSSIAN TEA ROOM	1,305,839	November 20, 1984
THE RUSSIAN TEA ROOM and Design	1,305,840	November 20, 1984
THE RUSSIAN TEA ROOM and Design	1,306,293	November 20, 1984
TOBERMARY	1,319,607	February 12, 1985
KILLORGLIN	1,346,514	July 2, 1985
6 MINUTES AND 23 SECONDS FROM LINCOLN CENTER AND SLIGHTLY TO THE LEFT OF CARNEGIE HALL	1,386,316	March 11, 1986