

JB's Family Restaurants, Inc.  
 Executory Contracts Assumed, Rejected and Assumed by Confirmation Order  
 Exhibit B

Rejected Non-Residential Real Property Leases

Lessor:	Estate of Hugh C. Smith	Expires on	12/3/2004
Location:	JB's #2 - 2132 Washington Boulevard, Ogden, Utah		
Lessor:	Naisbitt Investment Co.	Expires on	10/1/2004
Location:	JB's #43 - 1010 Pocatello Avenue, Pocatello, Idaho		
Lessor:	Gordon E. Evans, Trustee, GEE Revocable Trust	Expires on	12/31/2004
Location:	JB's #48 - 6608 Fairview Avenue, Boise, Idaho		
Lessor:	John and Joyce Stauffer	Expires on	7/19/2002
Location:	JB's #64 - 1007 South Saint Francis Drive, Santa Fe, New Mexico		
Lessor:	Lawyers Title of Arizona, Inc. #771 Trust Department	Expires on	3/24/2005
Location:	JB's #105 - 4249 West Indian School Road, Phoenix, Arizona 85019		
Lessor:	Roy S. Ludlow Investment Co. c/o Thorne & Associates, CPA	Expires on	1/30/2005
Location:	JB's #135 - 10801 Grand Avenue, Scottsdale, Arizona 85251		
Lessor:	Mountain View Shopping Center c/o Vestar Property Management	Expires on	3/31/2009
Location:	JB's #136 - 3131 East Thunderbird Road #73, Phoenix, Arizona 85032		
Lessor:	Peter Thierlot	Expires on	1/31/2005
Location:	JB's #162 - 2351 West Spruce Street, Rawlins, Wyoming 82301		
Lessor:	Motor Lodge Operations	Expires on	8/29/2010
Location:	JB's #73 - 15 Hotel Circle NE, Albuquerque, New Mexico 87123		
Lessor:	Ramades Investment I, Inc.	Expires on	7/31/2018
Location:	JB's #131 - 1015 East Benson Highway, Tucson, Arizona 85713		
Lessor:	YARC Partnership	Expires on	9/9/2010
Location:	JB's #70 - 2100 Menaul Boulevard NE, Albuquerque, New Mexico 87107		

Rejected Non-Residential Real Property Sub-Leases

Lessor:	Carolyn Bowman Trust, Carolyn Bowman, Trustee	Expires on	12/1/2008
Location:	JB's #127 - 100 East Highway 280, Payson, Arizona 85541		
Sublessee:	Zhou Xiang NI		
Lessor:	Summerwood Development Ltd.	Expires on	7/31/2016
Location:	JB's #802 - 570 West 500 South, West Bountiful, Utah 84010		
Sublessee:	Liang Chiyang		
Lessor:	YARC Partnership	Expires on	9/9/2010
Location:	JB's #201 - 19 East Yakima Avenue, Yakima, Washington 98901		
Sublessee:	Oriental Express		

Assumed Non-Residential Real Property Leases

Lessor:	Buttes Business Center c/o Metro Commercial Properties	Expires on	7/31/2003
Location:	JB's #920 - 2207 South 48th Street, Suite A Tempe, Arizona		
Lessor:	Albertson's Inc. Prop Acct	Expires on	5/25/2002
Location:	JB's #03 - 3250 South 7th East, Salt Lake City, Utah		
Lessor:	Callister & Callister	Expires on	4/20/2004
Location:	JB's #11 - 481 North Main Street, Logan, Utah		
Lessor:	Seth Home General Partner	Expires on	4/12/2003
Location:	JB's #25 - 102 West South Temple, Salt Lake City, Utah		

Lessor: Ray Groth Company	Expires on 1/28/2014
Location: JB's #42 - 1331 West Broadway, Idaho Falls, Idaho	
Lessor: Strand/Nampa Partnership	Expires on 3/31/2028
Location: JB's #44 - 1321 Caldwell Boulevard, Nampa, Idaho	
Lessor: Snake River Plaza Holding LLC	Expires on 9/30/2043
Location: JB's #45 - 138 East 5th Street, North, Burley, Idaho	
Lessor: AAA Development	Expires on 10/17/2003
Location: JB's #47 - 835 Blue Lakes Boulevard North, Twin Falls, Idaho	
Lessor: Loran and Carolno Thompson	Expires on 12/31/2014
Location: JB's #49 - 702 West Appleway, Coeur D'Alene, Idaho	
Lessor: Berkele Investments	Expires on 8/20/2004
Location: JB's #72 - 4340 San Mateo Boulevard NE, Albuquerque, New Mexico	
Lessor: I 25 Hotel Corporation c/o Outrigger Lodging Services	Expires on 12/31/2009
Location: JB's #77 - 904 Medical Arts Avenue NE, Albuquerque, New Mexico	
Lessor: WestEdge Mall	Expires on 12/31/2003
Location: JB's #100 - 2612 North 75th Avenue, Phoenix, Arizona	
Lessor: Chris Town Company	Expires on 9/30/2010
Location: JB's #102 - 1318 West Montebello Avenue, Phoenix, Arizona	
Lessor: Tam Holdings Inc, c/o Alfred M. Tibshraeny	Expires on Month to Month
Location: JB's #104 - 7170 East McDowell Road, Scottsdale, Arizona	
Lessor: Kevin Jong	Expires on 12/31/2009
Location: JB's #115 - 2801 East Main Street, Mesa, Arizona	
Lessor: Day Rentals c/o Andrew Day (parking lot and building)	Expires on 6/18/2005
Location: JB's #117 - 3889 West Bell Road, Sun City, Arizona	
Lessor: The Tom's Capital LLLP (land, easement)	Expires on 10/28/2048
Location: JB's #118 - 6810 East Main Street, Mesa, Arizona	
Lessor: CT Operating Partnership L.P.	Expires on 2/28/2007
Location: JB's #119 - 1526 East Southern Avenue, Tempe, Arizona	
Lessor: CT Operating Partnership L.P.	Expires on 2/28/2008
Location: JB's #124 - 7105 East Speedway Boulevard, Tucson, Arizona	
Lessor: Ruffin Tech Center Ltd. C/o Midtown Nild Group	Expires on 4/19/2005
Location: JB's #128 - 2198 4th Avenue, Yuma, Arizona	
Lessor: C&C Equities	Expires on 7/31/2003
Location: JB's #133 - 1322 East Florence Boulevard, Casa Grande, Arizona	
Lessor: New Plan Exec: Realty Trust, Inc.	Expires on 9/30/2010
Location: JB's #340 - 5740 West Pacific Avenue, Glendale, Arizona	
Lessor: Tam Holdings Ltd, c/o Alfred M. Tibshraeny	Expires on 10/1/2004
Location: JB's #605 - 931 West Highway 66, Flagstaff, Arizona	
Lessor: Jules R. Lowinger Family Trust	Expires on 4/7/2005
Location: JB's #167 - 1294 Coffeen Avenue, Sheridan, Wyoming	

Name: Pro-Clean inc.  
Address: P.O. Box 18250 Phoenix, Arizona 85005-8250  
Description of Contract or Lease: Chemical and Service Contract for Dishmachines

Name: Granite Financial Inc.  
Address: 18100 Table Mountain Parkway, Suite A Golden, Colorado 80403  
Description of Contract or Lease: Point of Sales System

Name: Jadeon, Inc.  
Address: 16832 Red Hill Avenue, Suite B Irvine, California 92606  
Description of Contract or Lease: Point of Sales System Help Desk Service Agreement

Name: CCI Group (The Javelin Store)  
Address: One CCI Place Earth City, Missouri 63045  
Description of Contract or Lease: Point of Sales System Hardware Replacement Maintenance

Name: Muzak of Arizona  
Address: 4050 East Cotton Center Boulevard, Suite 70 Phoenix, Arizona 85040  
Description of Contract or Lease: Background Music Equipment and Service

Name: ADT Security Services, Inc.  
Address: 2720 South Hardy Drive Tempe, Arizona 85282  
Description of Contract or Lease: Security System Equipment and Monitoring

Name: EcoLab, Inc. Institutional Division  
Address: 8811 East Hampden Avenue, Suite 204 Denver, Colorado 80231  
Description of Contract or Lease: Chemical and Service Contract for Dishmachines

Name: Lynn Whiteford  
Address: 2207 South 48th Street, Suite A Tempe, Arizona 85282  
Description of Contract or Lease: Employment Contract

Name: William J. Boger  
Address: 2207 South 48th Street, Suite A Tempe, Arizona 85282  
Description of Contract or Lease: Employment Contract

Name: Julie Busskohl  
Address: 2207 South 48th Street, Suite A Tempe, Arizona 85282  
Description of Contract or Lease: Employment Contract

Name: Mona Kofmorgen  
Address: 2207 South 48th Street, Suite A Tempe, Arizona 85282  
Description of Contract or Lease: Employment Contract