



18

ATTACHMENT 4

TOWN OF CHAPEL HILL

March 14, 2005

Mr. Jamie B. Coulter
Chief Executive Officer
Lone Star Steakhouse & Saloon, Inc.
Post Office Box 12726
Wichita, Kansas 67277-2726

Dear Mr. Coulter:

Thank you for initiating repair work at your property known as The Wicked Burrito. Your building occupies a prominent location in our downtown and maintaining its appearance is important to our community.

What is more important, however, is getting a useful occupancy in the building.

I understand that you wish to retain the property and put it to beneficial use for your corporation and its stockholders. We ask that you do so without further delay. Our community has been waiting a long time (five years) for you to take action, and there is little patience left.

I have attached several recent newspaper articles that I hope will give you a better understanding of community concerns and the growing level of disappointment with Lone Star's failure to reoccupy the building. We would be pleased to have a Lone Star restaurant in Chapel Hill or some other business concept that you wish to install. If you do not intend to use the building for the next few years, please rent it to someone who wants to operate an enterprise on our main street. We would have activity in our downtown and you would have rent instead of just expense.

Your Senior Vice President, Mr. Gerald T. Aaron, has been very good about returning our telephone calls. Your Executive Vice President, Mr. John D. White, attempted to reach me while he was traveling. Your local legal representative, Mr. Frank Gray, already has contacted the Town Attorney to offer his assistance if needed. Everyone on your staff is very pleasant to deal with and we appreciate their courtesies.

19

What we need, however, is your decision to install an operation in your building in our downtown as quickly as possible.

Please call on me if I may be of any assistance.

Sincerely,

A handwritten signature in cursive script that reads "W. Calvin Horton". The signature is written in black ink and is positioned above the printed name.

W. Calvin Horton
Town Manager

Copies: Lone Star Board of Directors