

## RELEASE AND INDEMNIFICATION AGREEMENT

Good Times Restaurants Inc. ("Good Times"), does grant Christian Brothers Automotive ("Christian Bros."), use of the tenant parking lot specific to Good Times Burgers & Frozen Custard located at 14505 E. Arapahoe Road, Centennial, CO 80112 ("approved area"), effective January 28<sup>th</sup> 2019. Use is limited to parking of vehicles associated with employees or customers in the course of its daily auto repair business. Good Times reserves the right to terminate the use of the parking spaces at its discretion without notice. Good Times is providing the use of the tenant parking lot AS IS, WITHOUT REPRESENTATION OR WARRANTY WHATSOEVER, EXPRESS, STATUTORY, OR IMPLIED, including but not limited to physical and environmental condition of the tenant parking lot, warranties of merchantability or fitness for a purpose, or otherwise.

Christian Bros. does hereby release and forever discharge Good Times Restaurants Inc. and its subsidiaries from all claims, causes of action, and demands, whatsoever, the undersigned now has or hereafter may have on account of damage, loss or injury resulting from any incident/incidents which may occur in the approved area. Christian Bros. further agrees to indemnify Good Times Restaurants Inc. and its subsidiaries from any claims, causes of action, and demands from Christian Bros. employees or customers, or any associated owners of such vehicles parked on in the approved area, on account of damage, loss or injury to them resulting from any incident or incidents which may occur in the approved area.

This Release contains the ENTIRE AGREEMENT between the parties hereto, and the terms of the Release are contractual and not a mere recital.

Effective this 28<sup>th</sup> day of JANUARY, 2019.

**GOOD TIMES RESTAURANTS INC.  
GOOD TIMES DRIVE THRU INC.  
/DBA/ GOOD TIMES BURGERS & FROZEN CUSTARD**

By: [Signature]

Ryan M. Zink, Chief Financial Officer

**CHRISTIAN BROTHERS AUTOMOTIVE**

By: [Signature]

Name: Jared Beard

Title: OWNER