

the drug store for an initial term of years ending at midnight on September 14, 1970.

It is further agreed that the Tenant, at its option, shall be entitled to the privilege of one (1) successive extension of this lease, such extension to be for a period of five (5) years.

It is understood that the Tenant is lessee in possession of a portion of the above described property, including the existing building occupied by it, under that certain Lease Agreement dated September 15, 1955, between the Landlord herein, as lessor, and Dixie-Home Stores, a corporation, as lessee, recorded in the office of the Register of Mesne Conveyances for Greenville County, South Carolina, in Deed Book 536, page 364, the interest of the lessee thereunder having been assigned to Winn & Lovett Grocery Company (now by change of name Winn-Dixie Stores, Inc.) by assignment dated November 14, 1955, recorded in the office of the Register of Mesne Conveyances for Greenville County, South Carolina, in Deed Book 544, page 44. It is further understood and agreed that this Lease supersedes and cancels the said Lease Agreement dated September 15, 1955, and that the same is hereby surrendered, terminated and cancelled in its entirety as of the first day of the initial term of this Lease. The rents shall be calculated and paid under rates of the said prior Lease Agreement until rent begins to accrue under this present Lease, and the rents for the calendar month during which the change of rates occurs shall be pro-rated between the rates under the prior Lease Agreement and the rates under this present Lease. However, it is understood that if this present Lease for any reason should not become effective or be cancelled or terminated before the first day of its initial term, the said prior Lease Agreement shall continue in full force and effect as if this present Lease had not been executed.

The Landlord agrees that, if it owns or controls any property located within five hundred (500) feet of the demised premises, it will not, without the written permission of the Tenant, directly or indirectly, lease or rent such property to any person, firm or corporation to be used for or occupied by any business dealing in