

SHORT FORM LEASE

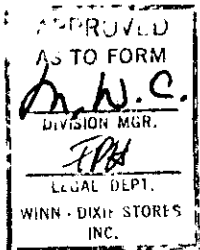
THIS SHORT FORM LEASE, made this 27th day of December, 1960, between GEORGE W. WEBB (hereinafter called "Landlord"), and WINN-DIXIE GREENVILLE, INC., a Florida corporation (hereinafter called "Tenant"); which terms "Landlord" and "Tenant" shall include, wherever the context permits or requires, singular or plural, and the successors and assigns of the respective parties;

WITNESSETH:

That the Landlord, in consideration of the covenants of the Tenant, does hereby lease and demise unto said Tenant and the Tenant hereby agrees to take and lease from the Landlord, for the term hereinafter specified, the following described premises:

That certain piece, parcel or tract of land located at 322 North Main Street, in the City of Simpsonville, County of Greenville, State of South Carolina, more particularly described as:

BEGINNING at an iron pin on the east side of North Main Street, and running thence N. 67° 10' E. 234.3 feet to an iron pin; thence N. 65° 39' E. 120.1 feet to an iron pin on west side of Hedge Street; thence along west side of Hedge Street, S. 18° 04' E. 184.75 feet to an iron pin; thence still along Hedge Street, S. 15° 10' E. 38 feet to an iron pin; thence S. 74° 51' W. 337.1 feet to an iron pin on east side of North Main Street; thence along east side of North Main Street, N. 22° 48' W. 173.6 feet to the beginning corner.



Together with a store building, approximately 80 feet in width by 135 feet in depth, including addition thereto to be constructed by Landlord, and the parking area, sidewalks, service areas and other improvements constructed or to be constructed thereon by Landlord.

FOR THE TENANT TO HAVE AND TO HOLD from the date of the completion and acceptance by Tenant of the addition to the present store building and other improvements to be constructed by Landlord, for an initial term of eight (8) years from such commencement date.

It is further agreed that Tenant, at its option, shall be entitled to the right of first refusal of two (2) successive extensions of this lease, each extension to be for a period of five (5) years and on the same terms and conditions and at a rental to be agreed between the parties prior to the expiration of the initial term hereof.

It is understood that Tenant is lessee in possession of the store building and adjoining parking lot comprising a portion of the premises demised herein under those certain leases from George W. Webb, as Lessor, to Ballentine Grocery Stores, Inc., as Lessee, dated February

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For Lease Extension + Amendment See Deed Book 870 Page 429.