



SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 18th day of August, 1961, between HUGHES DEVELOPMENT COMPANY, INC., a South Carolina corporation (hereinafter called "Landlord"), and WINN-DIXIE GREENVILLE, INC., a Florida corporation (hereinafter called "Tenant"); which terms "Landlord" and "Tenant" shall include, wherever the context admits or requires, singular or plural, and the legal representatives, 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 store building, approximately 90 feet in width by 144 feet in depth, and the land on which the same shall stand (hereinafter collectively called "demised premises"), which store building and related improvements are to be constructed by Landlord according to plans and specifications to be approved by the parties hereto, and shall be in the location and of the dimensions as outlined in green on the Plot Plan dated March 22, 1961 prepared by Michael McMillan, Architect, A.I.A., said Plot Plan being attached as Exhibit "A" to a certain collateral lease agreement between the parties hereto and bearing even date herewith.

The demised premises are located in a shopping center development (hereinafter called "shopping center"), located on the South side of Cedar Lane Road, West of Marion Road, near the City of Greenville, County of Greenville, State of South Carolina, the legal description of the shopping center being as follows:

All that certain piece, parcel or lot of land situate, lying and being near the City of Greenville, Greenville County, State of South Carolina, containing 9.08 acres, more or less, according to survey of the T. T. Hughes Estate property prepared by J. C. Hill on March 3, 1961, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of Cedar Lane Road, located 914.1 feet West of the intersection with Marion Road, and running thence S. 31° 51' W. 877.5 feet to an iron pin; thence S. 66° 40' W. 537 feet to an iron pin on the Northern side of Parker Road; thence S. 63° 54' E. 40.2 feet to an iron pin; thence N. 58° 35' E. 44.1 feet to an iron pin; thence N. 66° 30' E. 385 feet to an iron pin; thence N. 25° 54' W. 2 feet to an iron pin; thence N. 67° 30' E. 341.6 feet to an iron pin; thence N. 76° 32' E. 679.7 feet to an iron pin; thence S. 48° 14' E. 210.9 feet to an old iron pin on the Northern side of Marion Road; thence along said Road N. 41° 46' E. 50 feet to an iron pin; thence N. 48° 10' W. 175.9 feet to an iron pin; thence N. 59° 50' E. 194.7 feet to an iron pin on the Southern side of Cedar Lane Road; thence N. 66° 35' W. 17.5 feet along said Road to an iron pin; thence still along said Road N. 60° 41' W. 174.5 feet to an iron pin; thence still with said Road N. 58° 09' W. 599.4 feet to the point of beginning.

