

The Westerly 25 feet of the above described parcel and the strip of land extending Southwesterly to Parker Road included within the above metes and bounds is reserved for use and/or dedication for street or roadway purposes.

FOR THE TENANT TO HAVE AND TO HOLD from a date dependent upon the completion of the above improvements and when the Tenant opens said premises for the transaction of business, for an initial term of twelve (12) years from said commencement date.

It is further agreed that the Tenant, at its option, shall be entitled to the privilege of two (2) successive extensions of this lease, each extension to be for a period of five (5) years.

Landlord covenants and agrees that the Tenant shall have the exclusive right to operate a supermarket in the shopping center and any enlargement thereof. Landlord further covenants and agrees that it will not directly or indirectly lease or rent any property located within the shopping center, or within 1,000 feet of any exterior boundary thereof, for occupancy as a supermarket, grocery store, meat, fish or vegetable market, nor will the Landlord permit any tenant or occupant of any such property to sublet in any manner, directly or indirectly, any part thereof to any person, firm or corporation engaged in any such business without written permission of the Tenant.

IT IS UNDERSTOOD AND AGREED that this is a Short Form Lease which is for the rents and upon the terms, covenants and conditions contained in the aforesaid collateral lease agreement executed by the parties hereto and bearing even date herewith, which collateral lease agreement is and shall be a part of this instrument as fully and complete as if the same were set forth herein.

IN WITNESS WHEREOF, the Landlord and Tenant have executed this instrument the day and year first above written.

Signed, sealed and delivered in the presence of:

Rudolph M. Skell
William A. Bower
As to Landlord

Ernestine Franklin
Margaret J. Mock
As to Tenant

HUGHES DEVELOPMENT COMPANY, INC.

By: J. J. Hughes
Its President

Attest: Jamie H. Horton
Its Secretary
LANDLORD

WINN-DIXIE GREENVILLE, INC.

By: [Signature]
Its Vice President

Attest: J. S. Bryan
Its Secretary
TENANT

CORP. SEAL