

exercise by Tenant of any right of termination herein provided for any of Landlord's defaults having to do with the demised premises and the initial parking and service areas. In the event Tenant, pursuant to this paragraph, obtains the exclusive use of the initial parking and service areas, it shall thereupon cease to have any rights of mutual user in the balance of the shopping center, provided, however, the rights created by paragraph numbered 28 hereof shall expressly survive."

It is mutually understood and agreed that the said Lease dated August 18, 1961 shall be and remain in full force and effect and unmodified, except as the same is specifically modified and amended hereby. All covenants, obligations, terms and conditions of said Lease not modified and amended by this First Amendment to Lease are hereby ratified and confirmed.

IN WITNESS WHEREOF, the Landlord and Tenant have caused these presents to be executed in their respective corporate names and their respective corporate seals to be hereunto affixed and attested by their officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

HUGHES DEVELOPMENT COMPANY, INC.

William J. Dupree  
J. L. Williams  
As to Landlord

By G. J. Hughes President  
Attest: Fannie H. Horton Secretary

LANDLORD

WINN-DIXIE GREENVILLE, INC.

Virginia S. Green  
Marie L. Oxford  
As to Tenant

By B. L. [Signature] Vice President  
Attest: J. A. [Signature] Secretary

TENANT