

BEGINNING at an iron pin at the north-  
western corner of the intersection of  
Augusta Road and Crestfield Road and  
running thence with Crestfield Road  
S. 51-33 W. 135.7 feet to an iron  
pin; thence turning and running N. 15-  
52 W. 137.5 feet to an iron pin; thence  
turning and running N. 67-43 E. 125 feet  
to an iron pin on the western side of Augusta  
Road; thence running with Augusta Road S. 22-  
17 E. 100 feet to the point of beginning.

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The property is to be used for the operation of a drive-in grocery store  
known as an E-Z Food Shop, or for other commercial purposes.

*1/10/60*  
*MLC*  
This lease shall commence on the first day of the month  
next succeeding the completion by Landlord of the improvements herein-  
after described, and accepted by Tenant, and shall from said commence-  
ment date extend for the term of ten (10) years, and ending on the  
last day of the 10th year after the commencement date.

Tenant shall have and is hereby given an option to renew  
this lease, at it's election, for an additional period of five (5)  
years, upon the same terms, conditions and for the same rental as here-  
inabove set forth, provided Tenant shall notify Landlord in writing of  
it's election to exercise said option not less than ninety (90) days  
before the expiration of the primary term hereof, and in the event  
said option is exercised, this lease and all of its terms and provi-  
sions shall stand renewed and remain in full force and effect during  
such renewal period.

(CONTINUED ON NEXT PAGE)