

DEC 9 4 05 PM 1966

BOOK 810 PAGE 336

OFFICE OF R.M.C.

This LEASE AGREEMENT made this 23rd day of November, 1966, by and between P AND N REALTY COMPANY, a corporation organized and existing under the laws of the State of North Carolina, hereinafter called the LESSOR and THE GREAT ATLANTIC & PACIFIC TEA COMPANY, INC., a corporation organized and existing under the laws of the State of Maryland, having an office and place of business at 420 Lexington Avenue, New York, New York, hereinafter called the LESSEE,

WITNESSETH:

In consideration of the rents, agreements and covenants, hereinafter referred to, the LESSOR has let and leased and does hereby let and lease unto the LESSEE and said LESSEE agrees to hire and take and does hereby hire and take of said LESSOR the premises located at Commerce Road, near the City of Greenville, in the County of Greenville, State of South Carolina, and more fully described as follows:

Beginning at an iron pin in the easterly margin of Commerce Road, said iron pin being the southwesterly corner of property conveyed by Piedmont and Northern Railway Company to Commerce Service Company by deed dated August 29, 1960; thence with the southerly boundary of Commerce Service Company N 69° - 24' E, 307.00 ft. to an iron pin; thence S 41° - 36' E, 240.11 ft. to an iron pin; thence S 42° - 51' 30"E, 435.27 ft. to an iron pin in the westerly right-of-way line of the Piedmont and Northern Railway main track, being 57.5 ft. from the center line of said main track measured at right angle; thence with said right-of-way line parallel with and 57.5 ft. from center line of said main track S 19° - 41' E, 1396.30 ft. to a railroad iron in the easterly margin of Commerce Road; thence with the easterly margin of Commerce Road in three courses: (1) N 41° - 45' W, 1187.49 ft. to a railroad iron, (2) A curve to the right having a radius of 1589.51 ft., 586.75 ft. to a railroad iron, (3) N 20° - 36' W, 342.02 ft. to the point of beginning, containing 15.086 acres, more or less, as shown with red lines on print of Drawing O-116, dated May 14, 1965, last revised April 14, 1966, and being all that parcel of land conveyed by Piedmont and Northern Railway Company to P and N Realty Company by deed dated April 1, 1966, and recorded in Deed Book 795, page 505, Office of R.M.C., Greenville County, S.C.

TO HAVE AND TO HOLD the demised premises with their appurtenances

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For Conditional Assignment of Lease See Deed Book 814 Page 226