



LEASE

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THIS LEASE, made this 1st day of MARCH, 1968, between KINA M. JEWELL (hereinafter called "Landlord") and WINN-DIXIE GREENVILLE, INC., a Florida corporation duly qualified to transact business in the State of South Carolina (hereinafter called "Tenant"); which terms "Landlord" and "Tenant" shall include the heirs, legal representatives, successors and assigns of the respective parties;

WITNESSETH:

WHEREAS, Landlord is the owner in fee simple of two adjoining parcels of land located at the Northeasterly intersection of South Carolina #291 Bypass and U. S. Highway #25 and #276, near the City of Greenville, in Greenville County, South Carolina, such parcels being legally described herein and sometimes referred to as Parcel "A" and Parcel "B", and on Parcel "A" there presently exist two store buildings, the one occupied by Tenant herein and the other by Shaw's Drugs; and

WHEREAS, the one existing building on Parcel "A" is occupied by Tenant under that certain Ground Lease dated April 6, 1955 between A. J. Jewell and Kina M. Jewell, as Lessors, and Ballentine Grocery Stores, Inc., as Lessee, which Lease is for a term of years commencing May 1, 1955 and expiring on July 31, 1970, and the Lessee therein in turn assigned its interest in the Ground Lease to Nalley & Lollis Construction Co., Inc., which in turn by Sub-Lease dated May 5, 1955 sub-let the premises back to Ballentine Grocery Stores, Inc. for a term of years commencing on July 1, 1955 and expiring on June 30, 1970; and the interest of the original Lessors in the Ground Lease dated April 6, 1955 is now by inheritance vested in Landlord herein, and the interest of the Sub-Lessee in the Sub-Lease dated May 5, 1955 is now vested by mesne assignments in the Tenant herein; and

WHEREAS, Tenant herein desires to enlarge its presently occupied store building by constructing at its expense on the northwesterly side an addition thereto measuring approximately

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