

which rent shall be due and payable in advance on the first day of each and every month during and throughout the term of this lease, and any extensions thereof.

AND the Landlord and Tenant do hereby mutually covenant, each with the other, as follows:

1. It is understood that Tenant is concurrently herewith leasing from Kina M. Jewell certain adjoining parcels owned by her lying Southwesterly of the premises demised hereunder and on one of the parcels Tenant presently occupies a store building which is to be enlarged by Tenant, and it is anticipated that the property demised hereunder shall be used as a parking lot in conjunction with the conduct by the Tenant of its grocery business in the enlarged store building on the adjoining property. It is therefore agreed that the term of this lease shall run concurrently with the lease which Tenant has with Kina M. Jewell, as lessor, and the expiration of the initial term hereunder shall be fixed as the date ten (10) years subsequent to the date of completion and acceptance by Tenant of the addition to the present store building situate on the adjoining property. The parties hereto agree to execute a supplemental agreement hereto fixing the expiration date of the initial term of this lease when determined as above provided.

It is further understood that Tenant is lessee in possession of the premises demised hereunder under that certain Lease dated August 13, 1955 wherein Vennie Eaton and Alice Eaton were Lessors, and Ballentine Grocery Stores, Inc. was Lessee, such Lease being for a term of fifteen (15) years beginning on August 13, 1955 and expiring on August 12, 1970, the said Vennie Eaton being now deceased and all of her interest as Lessor in said Lease being now by inheritance vested in said Alice Eaton, and the interest of Ballentine Grocery Stores, Inc. as Lessee therein being now vested by mesne assignments in Tenant herein. It is further agreed, therefore, that this present lease supersedes and cancels the said Lease dated August 13, 1955, which is hereby surrendered, terminated and canceled in its entirety as of the first day of the initial term of this present lease, in order that this lease may run concurrently

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