



SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 6th day of June, 1968, between BELL TOWER SHOPPING CENTER, INC., a South Carolina corporation, (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, wherever the context admits or requires, the successors and assigns of the respective parties;

WITNESSETH:

That the Landlord, in consideration of the covenants of the Tenant, does hereby lease and demise unto said Tenant and the Tenant hereby agrees to take and lease from the Landlord, for the term hereinafter specified, the following described premises:

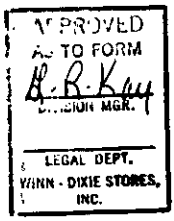
That certain first story or lower level storeroom approximately 150 feet in width by 120 feet in depth, of sufficient height to permit a minimum 12-foot ceiling height with sufficient space thereover under the floor level above to accommodate necessary air conditioning duct work (hereinafter called "demised premises"), which storeroom and related improvements are to be constructed by Landlord according to plans and specifications to be approved by the parties hereto, and shall be in the location and of the dimensions as outlined in red on the Plot Plan entitled "Belltower Square" prepared by Lester Cohen, Architect, Hackensack, New Jersey, last revised February 24, 1968, attached as Exhibit "A" to a certain collateral lease agreement executed by the parties hereto and of even date herewith.

The demised premises are located in a shopping center development known as Belltower Square (hereinafter called "shopping center"), located at the Northwest corner of Church Street and the re-located University Ridge, in the City of Greenville, County of Greenville, State of South Carolina, the legal description of the shopping center being attached hereto as Exhibit "B" and by this reference made a part hereof.

FOR THE TENANT TO HAVE AND TO HOLD from the date when Tenant opens said premises for the transaction of its business for an initial term of seventeen (17) years from said commencement date.

It is further agreed that Tenant, at its option, shall be entitled to the privilege of three (3) successive extensions of this lease, each extension to be for a period of five (5) years.

Landlord covenants and agrees that the Tenant shall have



(Continued on next page)

Handwritten notes: Checked Book BK. 1223 pg 696, Ronnie S. Lankford, RMC, Oct 9, 1984 # 6242