



SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 3d day of February, 1971, between STANLEY G. TATE and EDWARD L. DENISON, as co-partners, trading and doing business as INVESTMENTS DIVERSIFIED LIMITED, (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, singular or plural, and the heirs, legal representatives, 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 store building, approximately 180 feet in width by 154 feet in depth, ~~together with annex~~ and the land on which the same shall stand, (hereinafter collectively called "demised premises"), which store building 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 prepared by Read Barnes, Architect, Charleston, South Carolina, dated December 31, 1970 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 Grant Plaza Shopping Center (hereinafter called "shopping center"), located on the southerly side of U. S. Highway #29 between Chesterfield Street on the East and a "new road" on the West, in the City of Greer, 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 twenty (20) years.

It is further agreed that Tenant, at its option, shall be entitled to the privilege of four (4) successive extensions of this lease, each extension to be for a period of five (5) years.

APPROVED AS TO FORM H.R. Key DIVISION MGR. LEGAL DEPT. WINN-DIXIE STORES, INC.

This instrument was prepared by Francis P. Hamilton, Attorney-at-Law whose address is 505 S. 1st St. Court, Jacksonville, Florida 32203

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