



For True Consideration See Affidavit
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SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 17th day of APRIL,
19 ~~XX~~⁷⁵, between THREATT-MAXWELL ENTERPRISES, 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, singular or plural, and the heirs, legal
representatives, successors and assigns of the respective parties;

WITNESSETH:

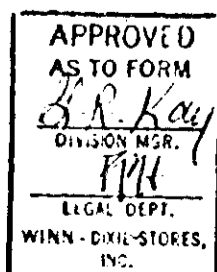
That the Landlord, in consideration of the covenants of
the Tenant, does hereby lease and demise unto said Tenant and the
Tenant hereby agrees to take and lease from the Landlord, for the
term hereinafter specified, the following described premises:

That certain store building, approximately 140 feet in
width by 142 feet in depth, ~~xxx xxx xxx xxx~~
~~the same shall stand,~~ and the land on which
the same shall stand, (hereinafter collectively called
"demised premises"), which store building and related im-
provements are to be constructed by Landlord according to
plans and specifications to be approved by the parties here-
to and shall be in the location and of the dimensions as
outlined in red on the Plot Plan prepared by Piedmont Engineers
& Architects, Greenville, S. C., dated September 9, 1974,
last revised April 2, 1975,
attached as Exhibit "A" to a certain collateral lease agree-
ment executed by the parties hereto and of even date herewith.

The demised premises are located in a shopping center develop-
ment known as Eastgate Village (hereinafter
called "shopping center"), located at the Northeasterly corner of
Old Spartanburg Road and Gaithburg Square
near the Town of Taylors, 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.



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