



SHORT FORM LEASE

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By Lease dated as of March 8, 1977, FIRST HARTFORD REALTY CORPORATION, a Delaware corporation with an office at 687 Parker Street, Manchester, Connecticut 06040, as Landlord, leased and demised unto MORRISON CAFETERIA CO. OF COLUMBIA, S. C., a South Carolina corporation with an office at First National Bank Building, P.O. Box 2608, Mobile, Alabama 36625, as Tenant, the premises described in said Lease as the space in the Shopping Center indicated in an Exhibit to the Lease (which is defined as the Greenville Shopping Mall, Greenville, South Carolina) consisting of Stores No. 501-505, Building No. 5 containing approximately 10,822 square feet of gross leasable area, together with rights in common with others elsewhere described in the Lease to use in common all of the Common Areas (as defined in the Lease) for the entire term of the Lease, subject to the terms and conditions of the Lease; the Landlord having specifically reserved the roof and outer walls of the demised premises and the land underneath the same, the overhangs thereof and the walks abutting the building, if any, for any purpose of its own, including, but not limited to, the installation, maintenance, repair and replacement of pipes, wires, cables and utility lines.

The perimeters of said Shopping Center are illustrated in an Exhibit to the Lease the metes and bounds of said perimeters being also described in an Exhibit to the Lease, a copy of said perimeter description being annexed hereto.

The term of said Lease is fifteen (15) years commencing on the date as more fully described in said Lease.

Said Lease contains other terms, covenants, and conditions which an examination of the same will disclose. The rights, obligations and remedies of the parties with respect to each other and with respect to the demised premises are fixed, determined and governed solely by the provisions of said Lease, this Short Form Lease being intended to be executed and recorded by the parties for the sole purpose of avoiding the necessity of recording the entire Lease. In the event of any conflict between the provisions of this instrument and the provisions of said Lease, the provisions of said Lease shall govern and control.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be duly executed as of the day and year first above written.

WITNESS:

*Georgia D. Willis*  
Georgia D. Willis

FIRST HARTFORD REALTY CORPORATION

*Teresa A. Priskwaldo*  
Teresa A. Priskwaldo

By: *Neil H. Ellis*  
Neil H. Ellis, President (Title)

*Philip J. Hunt*

MORRISON CAFETERIA CO. OF COLUMBIA, S. C.

*Mary Elizabeth Jooney*

By: *D. M. Cowart*  
PRESIDENT (Title)

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