

SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 2 day of June, 1978, between ROBERT S. SMALL, JR.

FILED GREENVILLE CO. S.C.

(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, together with pad-mounted coolers & freezers on the rear thereof, 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 David Narramore, A.I.A., Architect, Greenville, S. C., dated January 25, 1978, last revised April 5, 1978, 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~~ (hereinafter called "shopping center"), located Easterly of U.S. 276 Frontage Road and Westerly of S. C. Highway 14 and Southerly of Existing Unnamed Street near the City of Simpsonville, 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 five (5) successive extensions of this lease, each extension to be for a period of five (5) years.

APPROVED AS TO FORM
[Signature]
WINN-DIXIE STORES, INC.

This instrument was prepared by Francis P. Hamilton, Attorney-at-Law, whose address is 5050 Edgewood Court, Jacksonville, Florida 32215

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