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STATE OF SOUTH CAROLINA DONNIE S. TANNER SLEY
COUNTY OF GREENVILLE) R.M.C. SHORT FORM LEASE

THIS SHORT FORM LEASE, made and entered into on this 20th day of January, 1983, by and between GREENVILLE DEVELOPMENT COMPANY, a Missouri General Partnership, having its principal place of business at 1105 SCN Center (P.O. Box 12166) Columbia, South Carolina 29211 (hereinafter referred to as "LESSOR"), and BI-LO, INC., a Delaware corporation having its principal place of business on Industrial Boulevard (Drawer 99) Mauldin, South Carolina 29662 (hereinafter referred to as "LESSEE").

W I T N E S S E T H :

This short form lease constitutes a memorandum of that certain unrecorded lease between the parties hereto dated the 20th day of January, 1983, covering the leased premises hereinafter described, said lease being hereinafter referred to as "Lease Agreement."

Lessor hereby leases and demises unto Lessee and Lessee hereby rents from Lessor the following described property:

All that certain store building in Sulphur Springs Square Shopping Center, located on the northerly side of Sulphur Springs Road, in the County of Greenville, State of South Carolina, the legal description of the shopping center being attached hereto, made a part hereof, and marked "Exhibit A," said store building containing 25,298 square feet and being outlined in red on the plot plan of the shopping center attached hereto, made a part hereof and marked Exhibit "B" (hereinafter referred to as "Demised Premises").

TO HAVE AND TO HOLD said property with all rights, privileges and appurtenances thereunto belonging and attaching unto Lessee, its successors and assigns, for a term of twenty (20) years commencing on March 1, 1983 and ending February 29, 2003, subject to the terms and conditions of said Lease Agreement which is by reference made a part hereof, unless sooner terminated as in the Lease Agreement provided or permitted.

For the consideration stated in the Lease Agreement Lessor has granted and does hereby grant unto Lessee, subject to the conditions, provisions and stipulations as set forth in said Lease Agreement the right and option to extend said term for one

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