

STATE OF SOUTH CAROLINA MAR 23 11 03 AM '84
COUNTY OF GREENVILLE)
SHORT FORM LEASE

THIS INDENTURE OF LEASE, made and entered into on this the 22 day of March, 1984, by and between Greenville Development Company, a Missouri General Partnership, with its principal office at 800 Mercantile Tower, 1101 Walnut Street, Kansas City, Missouri, 64106, hereinafter referred to as "LESSOR", and Bi-Lo, Inc., a Delaware Corporation, having its principal place of business on Industrial Boulevard (Post Office Drawer 99), Mauldin, South Carolina, 29662, hereinafter referred to as "LESSEE".

W I T N E S S E T H:

This short form of lease constitutes a memorandum of that certain unrecorded lease between the parties hereto dated the 22 day of March, 1984, covering the leased premises hereinafter described, said lease being hereinafter referred to as "Lease Agreement".

Lessor hereby leases and lets to Lessee and Lessee rents from Lessor the following described property:

A grocery store building containing approximately 25,116 square feet; all its appurtenances, which includes but are not necessarily limited to a marquee and/or canopy, a loading dock, a compressor room and pad for refuse removal containers; together with the land upon which the grocery store building and all appurtenances are to be located, located in that certain shopping center known as Buncombe Plaza and described in the attached "Legal Description" which is hereby incorporated into and made a part of this Short Form Lease.

TO HAVE AND TO HOLD said property with all rights, privileges and appurtenances thereunto belonging and attaching unto the Lessee, its successors and assigns, for a primary term of Twenty (20) years, commencing on the date whereon the Lessor obtains title to the said described property, 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 said Lease Agreement the Lessor has granted and does hereby grant unto the Lessee

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