

SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 31st day of December 1959, between MACK A. ASHMORE and RUSSELL C. ASHMORE and PALMETTO DEVELOPERS, INC., a South Carolina corporation (hereinafter called "Landlord"), and WINN-DIXIE GREENVILLE, INC., a Florida corporation (hereinafter called "Tenant"); which terms "Landlord" and "Tenant" shall include, wherever the context admits or requires, singular or plural, and the legal representatives, successors and assigns of the respective parties;

WITNESSETH:

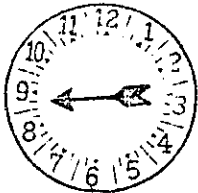
That the Landlord, in consideration of the covenants of the Tenant, does hereby lease and demise unto the said Tenant and the Tenant hereby agrees to take and lease from the Landlord, for the term hereinafter specified, the following described premises:

That certain store building, approximately 90 feet in width by 144 feet in depth, 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 entitled "Winn-Dixie Store Plot Plan", dated October 24, 1959, and attached as Exhibit "A" to a certain collateral lease agreement executed by the parties hereto and bearing even date herewith.

The demised premises are located in a shopping center development known as "Hampton Village Shopping Center" (hereinafter called "shopping center"), located at Wade Hampton Boulevard and Artillery Road, near the City of Greenville, County of Greenville, State of South Carolina, the legal description of the shopping center being as follows:

FILED

JAN 14 1960 A.M.



Mrs. Ollie Farnsworth
R. M. C.

All of that lot of land in the County of Greenville, State of South Carolina at the northern intersection of U. S. Highway No. 29 and Artillery Road, according to plat for Russell C. and M. A. Ashmore made by Dalton & Neves, dated October, 1959, being a topo plat and having the following metes and bounds, to-wit:

Beginning at an iron pin on the northwestern side of U. S. Highway No. 29 at the corner of Hilton-Davis Chemical Co. and running thence N. 47° 00' W., 500 feet to an iron pin; thence S. 43° 00' W., 466.4 feet to an iron pin in the northeastern side of Artillery Road; thence S. 30° 15' E., 417.3 feet to an iron pin on Artillery Road; thence following the curved intersection of said road with U. S. Highway No. 29, the following chords S. 51° 18' E., 48 feet to an iron pin; N. 68° 05' E., 48 feet to an iron pin; thence along U. S. Highway No. 29, N. 52° 48' E., 189 feet to an iron pin; thence N. 43° 00' E., 13.0 feet to an iron pin; thence N. 47° 00' W., 100.0 feet to an iron pin; thence N. 43° 00' E., 150.0 feet to an iron pin; thence S. 47° 00' E., 100.0 feet to an iron pin; thence N. 43° 00' E., 188.6 feet to the point of beginning.

APPR.
AS TO FORM
M.W.C.
DIVISION MGR.
FPH
LEGAL DEPT.
WINN-DIXIE STORES,
INC.

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See Deed Book 642 Page 435.
See Assignment of Lease