

FOR THE TENANT TO HAVE AND TO HOLD from a date dependent upon the completion of the above improvements and when the Tenant opens said premises for the transaction of business, for an initial term of ten (10) years from said commencement date.

It is further agreed that the Tenant, at its option, shall be entitled to the privilege of two (2) successive extensions of this lease, each extension to be for a period of five (5) years.

Landlord covenants and agrees that the Tenant shall have the exclusive right to operate a supermarket in the shopping center and any enlargement thereof. Landlord further covenants and agrees that it will not directly or indirectly lease or rent any property located within the shopping center, or within 1,000 feet of any exterior boundary thereof, for occupancy as a supermarket, grocery store, meat, fish or vegetable market, nor will the Landlord permit any tenant or occupant of any such property to sublet in any manner, directly or indirectly, any part thereof to any person, firm or corporation engaged in any such business without written permission of the Tenant.

It is understood that the said Mack A. Ashmore and Russell C. Ashmore own individually, as tenants in common, the northeasterly 186 feet of the shopping center hereinabove described and on which the building for Tenant is to be located, and that Palmetto Developers, Inc. owns the balance of the shopping center extending westward to Artillery Road, and Palmetto Developers, Inc. joins herein for the purpose of obligating itself to observe, comply with and be bound by all covenants of the lessors having to do with the portion of the shopping center owned by it.

IT IS UNDERSTOOD AND AGREED that this is a Short Form Lease which is for the rents and upon the terms, covenants and conditions contained in the aforesaid collateral lease agreement executed by the parties hereto and bearing even date herewith, which collateral lease agreement is and shall be a part of this instrument as fully and complete as if the same were set forth herein.

IN WITNESS WHEREOF, the Landlord and Tenant have executed