

THIS INDENTURE, made the 23rd day of June, One Thousand Nine Hundred and Sixty Five between Nalley Commercial Properties, Inc.,

Parties Easley, S. C.
party of the first part, hereinafter called the "Lessor", and THE GREAT ATLANTIC & PACIFIC TEA COMPANY, INC., a duly organized and existing corporation having an office and place of business at 2024 Thrift Road City of Charlotte, State of North Carolina, party of the second part, hereinafter called the "Lessee".

Purpose WITNESSETH: That the Lessor has agreed to let and hereby does let and demise to the Lessee, and the Lessee has agreed to take and hereby does take from the Lessor, for the purpose of a general merchandise business, the first floor and the full basement thereunder in a store building to be erected and constructed by the Lessor and a parking lot to be built adjacent thereto, upon the following described property owned by the Lessor, situated in the City of Greenville, County of Greenville, State of South Carolina,

Lessor agrees to construct a building on the Easley Bridge Road in Greenville, S. C., adjacent to the existing Norge Village on a certain tract of land having a total square footage of approximately 60,000 square feet. The A&P building to be 12,000 square feet plus amex. Total parking and service area to consist of approximately 40,000 square feet.

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It is understood and agreed that the property covered under this lease is as follows:

Premises BEGINNING at a point on the Southern right-of-way of Easley Bridge Road, which point is located 242' more or less from the right-of-way of Easley Bridge Road and Washington Avenue, running thence S 24-30 E through the center of the Eastern wall of the proposed A&P building 249 feet more or less to a point at the rear of the property; at the northern edge of an existing 20' alley; running thence S 65-30 W 99' more or less to a point on the existing alley; running thence N 24-30 W through the center of the Western wall of the proposed A&P store 233' more or less to a point on the right-of-way of the Easley Bridge Road; running thence N 56-33 E 101' more or less to the point of BEGINNING.

It is understood and agreed that the entire parking and service area will be a community Parking and community service area.



Plans and Specifications with the appurtenances; which store building, first floor store, basement and parking lot shall conform to the plans and specifications properly initialed and approved by the Lessee and made a part hereof, and shall be known by Street No. Easley Bridge Road