

#114 2
 SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 11th day of June, A.D. 1956 between WILBERN REALTY AND INVESTMENT COMPANY, a North Carolina corporation, hereinafter called the Lessor, and WINN-DIXIE STORES, INC., a Florida corporation, hereinafter called Lessee; which terms "Lessor" and "Lessee" shall include the legal representatives, successors and assigns of the respective parties;

WITNESSETH:

That said Lessor, in consideration of the rents herein reserved and the covenants of the Lessee, does hereby lease and demise unto said Lessee for the term or terms hereinafter specified, the following described premises, to-wit:

That certain store building located at Old Buncombe Road in the City of Greenville, County of Greenville, State of South Carolina, together with all parking area and adjacent land and land improvements situated on the following legally described property:

ALL those lots of land situate on the Northeast side of Buncombe Road, near the City of Greenville, in Greenville County, South Carolina, being shown as Lots 1, 2 and 3 on plat made for J.P. Goodwin by W. A. Hudson, Surveyor, January 20, 1905, recorded in the R.M.C. Office for Greenville County, S.C., in Deed Book MNN, page 486, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northeast side of Buncombe Road at corner of property now or formerly of W.H. Perry, and running thence along said Perry line, N. 33 3/4 E., 267 feet to an iron pin on the Southwest side of Williams Street; thence along the Southwest side of Williams Street, S. 21-20 E., 330 feet to an iron pin; thence along the line of Lot 4, S. 59 1/2 W., 225 feet to an iron pin on the Northeast side of Buncombe Road; thence along the Northeast side of Buncombe Road, N. 21-20 W., 215 feet to the Beginning corner.

Being a portion of the property conveyed to the Lessee herein by deed of Dixie-Home Stores dated November 14, 1955, recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 539, page 50.

FOR THE LESSEE TO HAVE AND TO HOLD from the 11th day of June, 1956, for the initial term of ten (10) years next ensuing, to expire at midnight on June 10, 1966; provided, however, Lessee at its option may extend said term for one additional period of five (5) years by giving written notice to Lessor at least 180 days prior to the expiration of the initial term.

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 a