RENTAL

Lessee hereby covenants and agrees to pay the Lessor such rent for the aforesaid premises, in lawful money of the United States of America, as follows:

(1) For the first fifteen (15) years of the term of this lease, i.e., from March 16, 1958 through March 15, 1973, both dates inclusive, the sum of One Hundred Fifty ($150.00) Dollars per month.

(2) For the next ten (10) years of said term, i.e., from March 16, 1973 through March 15, 1983, both dates inclusive, the sum of One Hundred Seventy-Five ($175.00) Dollars per month.

(3) For the remaining ten (10) years of said term, i.e., from March 16, 1983 through March 15, 1993, both dates inclusive, the sum of Two Hundred ($200.00) Dollars per month.

The above rental shall be paid monthly in advance by the 16th day of each month during the term hereof, commencing on March 16, 1958, and shall be paid to the Lessor, or her properly designated agent, at such place as the Lessor may direct by written notice to Lessee.

USE OF PREMISES

The demised premises shall be used only and exclusively for proper, legitimate and moral purposes. Lessee contemplates initially using the demised premises in conjunction with contiguous property owned and/or leased by Lessee, upon which will be constructed a store building to be leased to Winn-Dixie Stores, Inc. Lessee shall have the right to surface treat the demised premises for use as a parking area and shall also have the right to improve the property in any other way, including erecting a building or buildings or portion of a building thereon. It is understood and agreed by the parties hereto that the demised premises shall never be used in connection with the sale of alcoholic beverages and shall never be used in connection with the operation of any business on Sunday. As part of the consideration of this lease, Lessee does hereby agree to restrict any contiguous property owned by or leased by Lessee in the same manner and covenants to make such restrictions a part of any lease executed by Lessee covering such property,