

or which shall keep in stock or sell any staple or fancy groceries, meats, fish, fruits, vegetables, dairy products, bakery goods, or frozen foods; nor will the Landlord permit any tenant of any such property to sublet in any manner, directly or indirectly, any such property to any person, firm or corporation to be used for or occupied by any business dealing in or which shall keep in stock or sell any of the above listed items.

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 this instrument the day and year first above written.

Signed, sealed and delivered in the presence of:

Louis J. Todd

Mr. Goldsmith
As to Landlord

POTOMAC REALTY CO.

By: [Signature]
Its President

Attest: [Signature]
Its Secretary

LANDLORD

WINN-DIXIE STORES, INC.

Jane R. Morgan

Jacqueline Rich
As to Tenant

By: [Signature]
Its Vice President

Attest: [Signature]
Its Secretary

TENANT

(continued on next page)