SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 8ᵗᴴ day of *August*,
1967 between RUNION MANUFACTURING COMPANY, a South Carolina corpora-
tion (hereinafter called "Landlord") and WINN-DIXIE GREENVILLE, INC.,
a Florida corporation duly authorized to transact business in the
State of South Carolina (hereinafter called "Tenant"); which terms
"Landlord" and "Tenant" shall include, wherever the context admits
or requires, singular or plural, and the successors and assigns of
the respective parties;

WITNESSETH:

That the Landlord, in consideration of the covenants of
the Tenant, does hereby lease and demise unto said Tenant and the
Tenant hereby agrees to take and lease from the Landlord, for the
term hereinafter specified, the following described premises:

> That certain store building, approximately 90 feet
> in width by 144 feet in depth, and the land on
> which the same shall stand (hereinafter collectively
> called "demised premises"), which store building
> and related improvements are to be constructed by
> Landlord according to plans and specifications to
> be approved by the parties hereto, and shall be
> in the location and of the dimensions as outlined
> in red on the Plot Plan prepared by Piedmont
> Engineers & Architects, dated June 10, 1967 attached
> as Exhibit "A" to a certain collateral lease agree-
> ment executed by the parties hereto and of even date
> herewith.

> The demised premises are located in a shopping center
> development (hereinafter called "shopping center"),
> located at Southwest corner of U.S. Highway #29 and
> Old Bumcombe Road (South Carolina Highway #136) in
> the County of Greenville, State of South Carolina,
> the legal description of the shopping center being
> attached hereto as Exhibit "B" and by this reference
> made a part hereof.

FOR THE TENANT TO HAVE AND TO HOLD from the date when
Tenant opens said premises for the transaction of its business for
an initial term of fifteen (15) years from said commencement date.

It is further agreed that Tenant, at its option, shall

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