

THIS INDENTURE, made the 7th day of August, One Thousand Nine Hundred and Fifty Eight between South Forest Estates, Inc., of L. A. Moseley, President

Parties

party of the first part, hereinafter called the "Lessor", and THE GREAT ATLANTIC AND PACIFIC TEA COMPANY, 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,

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Property located on Augusta Road at Stratford Road, Greenville County, Greenville, South Carolina, with frontage of 285 feet on Augusta Road and being 120 feet on Stratford Road. Building is to be constructed 165' x 90' and set back from Augusta Road 300 feet and 120 feet from Stratford Road.

Property located at the Southwest corner of intersection of the right of way of Augusta Road and Stratford Road, near the City of Greenville, in Greenville County, S. C., with a frontage of 285 feet along the West side of Augusta Road, running back along the South side of Stratford Road, to a depth of 480 feet. The building to be constructed thereon to be 165 feet in width and 90 feet in depth and is to set back from the West side of Augusta Road 300 feet and from the South side of Stratford Road 120 feet.

It is understood that that portion of the property hereby leased shown as parking area and sidewalk on the plans hereto attached are subject to an easement for ingress and egress for the use of the lessor, its occupants and tenants, their patrons and customers, and an easement for parking cars and other vehicles of customers and patrons of the owners, occupants and tenants of the property adjacent to and lying South of the leased premises. The lessee herein, its successors and assigns, is hereby granted and given the right, privilege and easement for ingress and egress to and from the leased premises over that portion of the sidewalk and parking area lying South of the leased premises, fronting 189 feet along the West side of Augusta Road and running back to a depth of 300 feet, for the use of its customers and patrons and the right and easement for parking cars or other vehicles of its customers and patrons on said adjacent premises, all of which are shown on the plans attached hereto.

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The lessor reserves the right to construct a building along the South edge of the building to be constructed for use of the lessee herein and to tie on to and use the South wall of the building to be occupied by the lessee.

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