

alley; run thence South 20° 19' West along the East line of said alley a distance of 51.75 feet; run thence South 69° 29' East a distance of 210.0 feet to a point in the West line of Rowley Street; and run thence North 20° 19' East along the West line of Rowley Street a distance of 51.75 feet to the Point of Beginning.

Together with a store building, approximately 70 feet in width by 135 feet in depth, parking area, sidewalks, service areas and other improvements constructed thereon.

FOR THE TENANT TO HAVE AND TO HOLD for an initial term of five (5) years commencing August 1, 1966 and expiring at midnight on July 31, 1971.

The Landlord agrees that, if it owns or controls any property located within five hundred (500) feet of the demised premises, it will not, without the written permission of the Tenant, directly or indirectly, lease or rent 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 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 a certain 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 completely as if the same were set forth herein.

IN WITNESS WHEREOF, the Landlord and Tenant have executed

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