

be entitled to the privilege of two (2) successive extensions of this lease, each extension to be for a period of five (5) years.

Landlord covenants and agrees that the Tenant shall have the exclusive right to operate a supermarket in the shopping center and any enlargement thereof. Landlord further covenants and agrees that it will not directly or indirectly lease or rent any property located within the shopping center, or within 1000 feet of any exterior boundary thereof, for occupancy as a supermarket, grocery store, meat, fish or vegetable market, nor will the Landlord permit any tenant or occupant of any such property to sublet in any manner, directly or indirectly, any part thereof to any person, firm or corporation engaged in any such business without written permission of the Tenant; and Landlord further covenants and agrees not to permit or suffer any property located within the shopping center to be used for or occupied by any business dealing in or which shall keep in stock or sell for off-premises consumption any staple or fancy groceries, meats, fish, vegetables, fruits, bakery goods or frozen foods without written permission of the Tenant.

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 completely 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:

Marlene A. Pittman

Lillian J. Tisdale
As to Landlord

Sheryl D. Smith

Ernestine Franklin
As to Tenant

RUNION MANUFACTURING COMPANY

By C. E. Brunson, Jr.
Its President

Attest: Harriet L. Harrison
Its Secretary
LANDLORD
(CORPORATE SEAL)

WINN-DIXIE GREENVILLE, INC.

By B. H. Mason
Its Vice President

Attest: F. P. Hamilton
Its Ass. Secretary
TENANT
(CORPORATE SEAL)