



For Time Consideration See Affidavit
Book 29 Page 278

SHORT FORM LEASE

BOOK 843 PAGE 259

THIS SHORT FORM LEASE, made this 18th day of April, 1968, between C. R. MAXWELL, T. C. THREATT and M. F. WOODWARD (hereinafter called "Landlord") and WINN-DIXIE GREENVILLE, INC., a Florida corporation duly qualified 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 heirs, legal representatives, 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 144'4" 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, Greenville, South Carolina, dated January 6, 1968, as revised April 4, 1968, attached as Exhibit "A" to a certain collateral lease agreement executed by the parties hereto and of even date herewith.

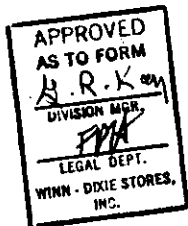
The demised premises are located in a shopping center development (hereinafter called "shopping center"), located on the Northwesterly side of South Carolina Highway #81 near White Horse Road in the County of Greenville, State of South Carolina, the legal description of the shopping center being attached 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 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

(Continued on next page)



For Assignment of Lease See Book 859 Page 8
For Subordination Agreement See Book 859 Page 7