



For True Consideration See Affidavit

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SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 12th day of MARCH, 1969, between TRIAM CORPORATION, a South Carolina corporation, (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 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 120 feet in width by 130 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 entitled "East North Street Project" prepared by Townes Associates, Architects, last revised January 23, 1969, 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 North side of East North Street Extension opposite intersection of Pelham Road in the City of Greenville, 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.

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 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

See R. E. M. Book 0115 of Page 228.

For Government of the record see Additional Security Rec. Book 876 Page

APPROVED AS TO FORM H. R. Key LEGAL DEPT. WINN-DIXIE STORES, INC.

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