

MAR 4 4 52 PM '77
DORRINE S. JANEERSLEY
P.M.C.

THIS INSTRUMENT WAS FILED ON the 4th day of March, 1977 between Cobal Garage, Inc. having a business address at 1341 Broadway, New York, New York (hereinafter called "Lessor" or "Landlord"), and THE GREAT ATLANTIC & PACIFIC TEA COMPANY, INC. having a business address at Two Paragon Drive, Montvale, New Jersey 07645 (hereinafter called "Lessee" or "Tenant").

W I T N E S S E T H:

By lease dated March 17th, 1977, (hereinafter called "Lease"), Lessor leased to Lessee that certain real property situated in the ~~City of Greenville~~ , County of Greenville , State of South Carolina , shown on Exhibit "A" hereto annexed and made a part hereof, and more fully described on Exhibit "B" hereto annexed and made a part hereof, together with all buildings and improvements located thereon and the easements, privileges and appurtenances thereunto belonging, said premises and the easements, privileges and appurtenances thereof being herein-after referred to as the "Demised Premises" or "Leased Premises".

M 77

2. The term of said lease is twenty-five (25) years beginning ~~March 17~~ , 1977 and ending ~~March 16~~ 2002.

3. The Lessee, at its option, is entitled to the privilege of eight (8) five (5) year successive extensions.

Lessee's right to contest validity of taxes, assessments, etc. (Section 7 of the Lease)

4. (a) To the extent permitted by law, Lessee or its designees shall have the right to apply for the conversion of any assessment for local improvements assessed during the term of this Lease in order to cause the same to be payable in annual installments, and upon such conversion Lessee shall pay and discharge punctually said installments as they shall become due and payable during

I hereby certify this to be a true copy but request it be recorded.

Signed *Robert M. Garrison*

0005

4328 RV-2