

FILED
GREENVILLE S.C.

SHORT FORM LEASE

Vol. 1188-273

APR 12 11 36 AM '83

DONNIE S. THIS SHORT FORM LEASE, made this 17 day of March,
H.M.C.

19 83, between SOUTHERN DEVELOPMENT OF GREENVILLE, INC., 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, wherever the con-
text admits or requires, singular or plural, and the heirs, legal repre-
sentatives, 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 herein-
after specified, the following described premises:

That certain store building, approximately 175 feet in
width by 175 feet in depth, together with pad-mounted coolers &
freezers on the rear thereof and vestibule 78'6" in width by 11'9" in depth
on the front thereof, 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 Greene & Associates,
Architects, Greenville, S. C., dated January 13, 1983

attached as Exhibit "A" to a certain collateral lease agree-
ment executed by the parties hereto and of even date herewith.

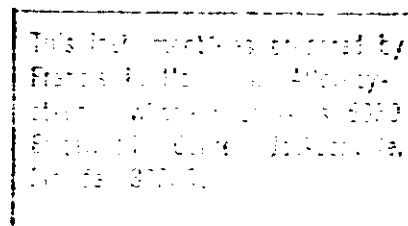
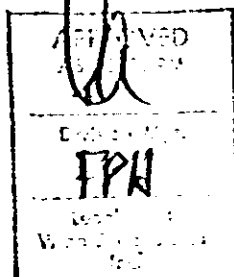
The demised premises are located in a shopping center develop-
ment known as K-Mart Shopping Center (hereinafter
called "shopping center"), located at the Easterly intersection
of Wade Hampton Boulevard and Rushmore Drive
near the City of Greenville, County of Greenville,
State of South Carolina, the 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 twenty (20) 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.

Provided that at the end of the second option extension the property

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