

deemed and considered to have elected to avail itself of its then current right to extend this lease, subject to all the terms and conditions herein contained, unless it shall have clearly and unequivocally manifested a contrary intention, and it shall not be obliged to give any other notice of its said election.

Surrender

24. At the expiration of said term or extension thereof, Lessee will quit and surrender the demised premises in as good state and condition as received, reasonable wear and tear and damage by fire or the elements or from causes beyond its control excepted.

Fixtures

25. Any fixtures or other property of the Lessee which may be either placed in or upon or affixed or attached to the premises hereby demised by the Lessee, are to remain its property and it is to have the right to remove the same at any time prior to or upon vacating the said premises.

Rights of Successors

26. Each and every provision of this lease shall bind and shall inure to the benefit of the parties hereto, their legal representatives, heirs, successors and assigns. Feminine or neuter pronouns shall be substituted for those of the masculine form, and the plural shall be substituted for the singular number, in any place or places herein in which the context may require such substitution or substitutions.

Marginal Notes

27. The marginal notes as to the contents of particular paragraphs herein are inserted only for convenience and are in no way to be construed as a part of this lease or as a limitation of the scope of the particular paragraphs to which they refer.

Execution

28. This lease is not binding upon the Lessee until it is signed and sealed by a duly authorized official of the Lessee and delivered to the Lessor.

Entire Agreement

29. This lease contains all the agreements and conditions made between the parties hereto and may not be modified orally or in any other manner than by an agreement in writing signed by all the parties hereto or their respective successors in interest.

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals the day and year above written.

In the Presence of:

Michael R. Turner

South Hunt Estates, Inc. (B.S.)
(Lessor)

Patricia C. Jant

~~XXXXXX~~

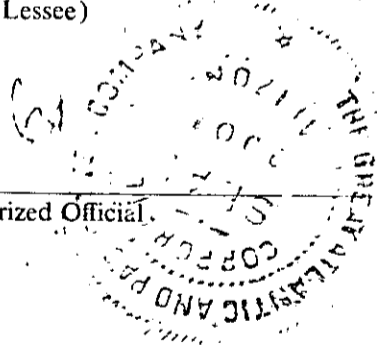
By [Signature]
and [Signature]

In the Presence of:

THE GREAT ATLANTIC AND PACIFIC TEA COMPANY (L.S.)
(Lessee)

ATTEST:
[Signature]
H. H. Moore

By [Signature]
Authorized Official.



(Continued on next page)