

FILED
GREENVILLE, S.C.
JUN 15 2 11 PM '83
JOHN R. HALL, CLERK
EXHIBIT "B"
LAND AND BUILDING LEASE AGREEMENT
GREENVILLE, SOUTH CAROLINA
SHORT FORM
TO BE RECORDED

On January 25, 1983, R.I.C. 15, Ltd., REALTY INCOME CORPORATION GENERAL PARTNER, hereinafter referred to as "LESSOR", has leased to GARCIA'S OF SCOTTSDALE, INC., hereinafter referred to as "LESSEE", that certain "DEMISED PREMISES" located on or within the following parcel:

Lot Number 2 as outlined in yellow on the proposed plat of Atrium at Orchard Park, Orchard Park Drive at Haywood Road, prepared by Arbor Engineering, Inc. of Greenville, South Carolina, File Number 82080, bearing a date of May 4, 1982, and attached hereto as Exhibit "A" containing 2.12 acres, together with all hereditaments and appurtenances thereto and all of the right, title and interest of SELLER in and to the land lying in the streets and roads abutting the PREMISES, all in accordance with the terms and provisions hereinafter set forth.

SUBJECT TO all easements, reservations and restrictions of record; and

SUBJECT TO all real estate taxes and assessments, whether special or general, not now due and payable.

The term of said "LEASE AGREEMENT" is for a period of twenty-five years (25) commencing with the recording of this short form.

IN WITNESS WHEREOF "LESSOR" AND "LESSEE" have executed said "LEASE AGREEMENT" and this Short Form Lease Agreement this 13TH day of JUNE, 1983.

LESSOR: ✓ R.I.C. 15, Ltd.

By: REALTY INCOME CORPORATION
GENERAL PARTNER

By: [Signature]
[Signature]
Witness

[Signature]
Witness

LESSEE: GARCIA'S OF SCOTTSDALE, INC.

By: [Signature]
VICE PRESIDENT

By: [Signature]
Asst. Secretary call call
Witness

[Signature]
Witness

Attach a notary acknowledgement for all signatures.

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