

FILED  
GREENVILLE CO. S. C.  
SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 21<sup>ST</sup> day of OCTOBER,  
19 83, between WOODFIELD LAND CO., a South Carolina General Partnership,  
by DEE A. SMITH, LOYD G. BOYER and WESTMINSTER CO., INC., a South  
Carolina corporation, its Sole General Partners,

(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 entitled "Pelham Oaks", prepared by  
Neal, Prince & Browning Architects, Inc., Greenville, S. C.,  
dated August 25, 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 Pelham Oaks (hereinafter  
called "shopping center"), located at the Southwesterly inter-  
section of Pelham Road and Riley Smith Road  
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 four ( 4 ) successive extensions  
of this lease, each extension to be for a period of five ( 5 ) years.

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This instrument is certified by  
FNV

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