

SHORT FORM LEASE

THIS SHORT FORM LEASE, made this 11th day of January, 1983, between SEVEN OAKS SHOPPING CENTER, 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 context admits or requires, singular or plural, and the heirs, legal representatives, 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 hereinafter specified, the following described premises:

That certain store building, approximately 200 feet in width by 175 feet in depth, together with vestibule 78'6" in width by 11'9" in depth on the front thereof, and pad-mounted coolers & freezers on the rear 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 Townes Associates, Ltd., Architects, Greenville, S. C. dated September 15, 1983

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

The demised premises are located in a shopping center development known as Seven Oaks Shopping Center (hereinafter called "shopping center"), located on the Southeasterly side of Grove Road near its intersection with West Faris 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 five (5) successive extensions of this lease, each extension to be for a period of five (5) years.

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APPROVED
A. J. PHILLIPS
Director
Winn-Dixie Stores, Inc.

This lease was prepared by
Francis P. ...
Greenville, S.C. 29605
Florida 32205

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