

TO BE ATTACHED TO AND MADE A PART OF LEASE DATED BETWEEN
 STANLEY G. TATE AND EDWARD L. DENISON d/b/a INVESTMENTS DIVERSIFIED
 LIMITED, LANDLORD, AND BANCROFT REALTY COMPANY, TENANT.

ADDITIONAL SPACE

13. The Tenant shall have the right at such time or times as the Tenant designates to require the Landlord at the Landlord's expense to construct in whole or in part any additional sales or storage space designated on Exhibit "A" as "Future Expansion Area", provided that Landlord shall not be obligated to construct such addition unless at the time of the request for same by the Tenant there shall then be in existence a remaining lease term of not less than ten (10) years. In this connection, at the time of such request if the then existing lease term is less than ten (10) years, the Tenant shall have the right to exercise one or more options to extend the lease so that the period of the lease term will exceed ten (10) years.

All such construction shall be completed in accordance with the original plans and specifications and the costs shall include the expense attendant to changing or moving existing walls and utilities, interior painting and such other work which may be required to make such additional space available for occupancy by the Tenant. Upon the completion of the construction and changes and the occupancy by the Tenant of the additional area, the minimum rental and minimum basis of sales shall be increased in the proportion in which the total ground area shall be increased thereby, and provisions of this lease applicable to said store unit shall be applicable to such additions.

In addition to the minimum rental increase as provided for hereinabove, the parties agree that the minimum rental shall further be increased or decreased in proportion to the amount by which the cost of the additional space shall exceed or be less than \$12.00 per square foot; that is to say, for example, that if the cost to the Landlord of building the additional space shall be \$13.20 per square foot, the minimum rental per square foot for such additional space shall be increased by 10% on annualized basis. The minimum basis of sales shall, of course, be adjusted accordingly.

Costs shall be defined as the Landlord's actual cost of construction, including architectural and engineering fees.

USE OF PREMISES - ASSIGNMENT AND SUBLETTING

21. While the premises hereby demised are occupied by Bancroft Realty Company, or any subsidiary or affiliate of Eckerd Drug Stores, the premises shall be used as a drug store similar to a majority of drug stores operated by Eckerd Drug Stores within the State of North Carolina, provided that in no event shall Tenant violate presently existing exclusive provisions of other leases in the shopping center, nor shall it use more than 500 square feet of its premises for the display and sale of food items for consumption off the premises.

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