

MORTGAGE SUBORDINATION AGREEMENT

THIS AGREEMENT, made this 2 day of June, 1978, between JEFF R. RICHARDSON, JR., a resident of Greenville County, South Carolina, (hereinafter called "Lender") and WINN-DIXIE GREENVILLE, INC., a Florida corporation duly qualified to transact business in the State of South Carolina; (hereinafter called "Winn-Dixie");

WITNESSETH:

WHEREAS, by a certain Lease dated June 2, 1978, 1978, Robert S. Small, Jr., as Landlord, leased and demised unto Winn-Dixie Greenville, Inc., as Tenant, a store building to be constructed within a shopping center development located Easterly of U. S. 276 Frontage Road and Westerly of S. C. Highway 14 and Southerly of Existing Unnamed Street, near the City of Simpsonville, County of Greenville, State of South Carolina, for an initial term of twenty (20) years commencing on a date dependent upon the completion of construction of Tenant's store building and other improvements in the shopping center, the legal description of which is set forth on Exhibit "B" attached hereto and by this reference made a part hereof, (herein, together with any modification, extension or renewal thereof, called the "Lease"), and the real estate encumbered by the mortgage hereinafter described being all or a portion of the shopping center, and which Lease, or a short form thereof, is or will be recorded in the Office of the Register of Mesne Conveyances for Greenville County, South Carolina; and

WHEREAS, the said Robert S. Small, Jr. executed and delivered to Jeff R. Richardson, Jr. a certain Mortgage dated January 17, 1978 encumbering the property therein more particularly described, constituting all or a portion of the shopping center, recorded in Real Estate Mortgage Book 1421, page 241 in the Office of the Register of Mesne Conveyances for Greenville County, South Carolina, securing a certain promissory note of even date therewith in the original principal amount of \$52,100.00 (herein, together with any modification, consolidation, extension or renewal thereof, referred to as the "Mortgage"); and

This instrument was prepared by Francis P. Hamilton, Attorney-at-law, whose address is 5050 Edgewood Court, Jacksonville, Florida 32205

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GREENVILLE CO. S.C.
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