

SHORT FORM LEASE

20020529000253700 Pg 1/6 399.50
Shelby Cnty Judge of Probate, AL
05/29/2002 16:28:00 FILED/CERTIFIED

THIS SHORT FORM LEASE, made this 10th day of SEPT, 2001, by and between **Eastern Dixie Properties, Inc.**, hereinafter referred to as "**LANDLORD**", and **Gregerson's Holdings, Inc.**, now **Houchens Industries, Inc.**, a corporation of the State of Kentucky, with its principal office at 900 Church Street, Bowling Green, Kentucky 42101, hereinafter referred to as "**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:

WHEREAS, that the Landlord, in consideration of the covenants of the Tenant, (now Houchens Industries, Inc. which is the surviving corporation of a Plan of Merger as evidenced by Articles of Merger of Gregerson's Holdings, Inc. into Houchens Industries, Inc., dated April 27, 2000, of record in Articles of Corporation Book 44, Page 210, in the Office of the Warren County Court Clerk), 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, a building containing approximately 14,400 square feet located at 244 1st Street, S.W., Alabaster, AL 35007, and being a portion of the following described premises:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

FOR THE TENANT TO HAVE AND TO HOLD, the term of this Lease shall be for three (3) years, to commence on September 1, 1994 and terminating on August 31, 1997. Extension of Lease by and between Eastern Dixie Properties, Inc. and Gregerson Holdings, Inc. (now Houchens Industries, Inc.) dated June 1, 1997, extending the Lease for a term of one (1) year, to commence on September 1, 1997 and terminating on August 31, 1998, with the option to extend the Lease as stated in Section 2 (Options) of the Original Lease.

It is further agreed that Tenant, at its option, shall be entitled to the privilege of two (2) additional terms of five (5) years, each on the terms and conditions as set forth in the Lease. Gregerson Holdings, Inc., now Houchens Industries, Inc., having made its election to exercise its option to lease the Premises for the first additional term of five years, on June 24, 1998.

IT IS UNDERSTOOD AND AGREED that this is a Short Form Lease which is for the rents and upon the terms, covenants and conditions contained in the aforesaid Lease Agreement executed by the parties hereto dated February 9, 1994, which Lease Agreement is and shall be a part of this instrument as fully and completely as if the same were set forth herein.

IN WITNESS WHEREOF, the Landlord and Tenant have executed
this instrument the day and year first above written.

EASTERN DIXIE PROPERTIES, INC.

By EG Pharo
Title Pres

LANDLORD

HOUCHENS INDUSTRIES, INC.

By Jimmie Gipson
Jimmie Gipson, President

TENANT

STATE OF ALABAMA)
COUNTY OF Jefferson) SCT.

The foregoing instrument was acknowledged before me this 10
day of September, 2001, by _____
of Eastern Dixie Properties, Inc.

MaDarshea McShea
Notary Public,

My commission expires:
SEAL

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 21, 2005
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF KENTUCKY)) SCT.
COUNTY OF WARREN)

The foregoing instrument was acknowledged before me this 20 day of September 2001, by Jimmie Gipson as President of Houchens Industries, Inc., a Kentucky corporation, on behalf of said corporation.

Saul Benningfield

Notary Public, State of Kentucky at Large

My commission expires: 2-6-65

PREPARED BY:

BELL, ORR, AYERS AND MOORE
1010 COLLEGE STREET, P. O. BOX 738
BOWLING GREEN, KENTUCKY 42102-0738
(270) 781-8111

BY

George E. Strickler, Jr.

S:\Mbb\Real Estate\GES - Real Estate\Houchens Ref 2001\Short Form Lease - # 202.doc

EXHIBIT "A"

SAL-Store #202

Parcel I:

Block 1 of Cardwell's Subdivision, situated in the NE ¼ of Section 2, Township 21 South, Range 3 West in the City of Alabaster, Shelby County, Alabama; more particularly described as follows:

From the NE corner of Section 2, Township 21 south, Range 3 west, run westerly along the north boundary of said section a distance of 965.69 feet to the intersection of the section line with the westerly right of way line of the northbound L&N Railway main; thence angle $83^{\circ} 06'$ to the left for a distance of 201.45 feet; thence angle left $0^{\circ} 56'$ for a distance of 583.08 feet; thence angle left $6^{\circ} 55'$ for a distance of 30.0 feet to the point of beginning of Block 1.

From said point thence angle right $91^{\circ} 27'$ from the last described course for a distance of 150.0 feet; thence angle right $90^{\circ} 00'$ for a distance of 150.0 feet; thence angle left $90^{\circ} 46'$ for a distance of 494.0 feet; thence angle left $90^{\circ} 00'$ for a distance of 471.3 feet; thence angle left $91^{\circ} 01'$ for a distance of 646.3 feet; thence angle left $89^{\circ} 40'$ for a distance of 307.8 feet to the point of beginning.

Parcel II:

From the NE corner of Section 2, Township 21 south, Range 3 west, run westerly along the north boundary of said section a distance of 965.69 feet to the intersection of the section line with the westerly right of way line of the northbound L&N Railway main; thence angle $83^{\circ} 006'$ to the left for a distance of 201.45 feet; thence angle left $0^{\circ} -56'$ for a distance of 583.08 feet; thence angle left $6^{\circ} -55'$ for a distance of 30.0 feet, thence angle right $91^{\circ} -27'$ from the last described course for a distance of 150.0 feet; thence angle right $90^{\circ} -00'$ for a distance of 150.0 feet; thence angle left $90^{\circ} -46'$ for a distance of 494.0 feet to the point of beginning; thence continue along the last described course a distance of 263.0 feet to the point of intersection of said line with the Easterly right of way line of the L&N Railroad Southbound main; thence left with an interior angle of $111^{\circ} -00'$ and run Southwesterly along said railroad right of way a distance of 550.0 feet; thence left with an interior angle of $66^{\circ} -20'$ and run Easterly a distance of 384.0 feet; thence left with an interior angle of $44^{\circ} -20'$ and run Northwesterly a distance of 40 feet; thence right with an interior angle of $42^{\circ} -41'$ and turn Easterly a distance of 109.7 feet; thence $88^{\circ} -59'$ left and run 471.3 feet to the point of beginning.

Parcel III:

Commencing at the NE corner of Section 2, Township 21 South, Range 3 West and run Westerly along the North boundary of said section 2; 965.59 feet to the point of intersection with the west right of way of the North bound L&N Railway main; thence turn an angle of $83^{\circ} 06'$ to the left and run 201.45 feet to the SE corner of the W.F. Stroud subdivision; thence turn an angle $0^{\circ} 56'$ to the left and run 583.08 feet to the point of beginning of the tract of land herein described; thence turn an angle of $84^{\circ} 32'$ to the right and run for a distance of 150 feet; thence turn an angle of 90° to the left and run for a

distance of 30 feet; thence turn an angle of 90° to the left and run Easterly a distance of 150 feet to the Westerly line of 1st Street, S.W.; thence turn left and run Northerly 30 feet to the point of beginning.

Being the same property conveyed to Eastern Dixie Investments, a partnership, by deed of record in Book 299, page 216, in the office of the Judge of Probate, Shelby County, Alabama.