

MEMORANDUM OF LEASE

WITNESSETH, that on the 26th day of May 1992, Harco Drug, Inc., an Alabama Corporation, with its principal offices at 3925 Rice Mine Road, Tuscaloosa, Alabama 35406 as "Tenant", entered into a lease with Valleydale Associates, Ltd., an Alabama Limited Partnership, at 2117 Second Avenue, Birmingham, Alabama 35406-3546 as "Landlord", leasing a store building which is a part of a shopping center located in the County of Shelby, State of Alabama and more particularly described in Exhibit "A" attached to and made a part hereof.

The term of the said lease is for fifteen (15) years with Tenant having the option to renew for three (3) additional and successive terms of five (5) years each.

* Said lease contains, among other things, a restrictive covenant for the benefit of the Tenant allowing Tenant the exclusive right to fill prescriptions in the Shopping Center.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed, this 4th day of February, 1993.

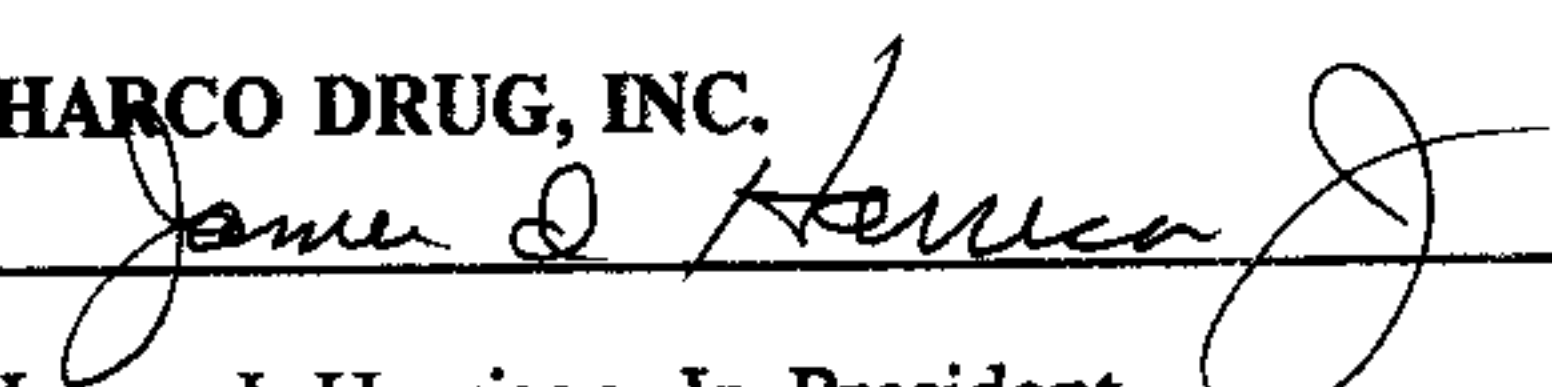
*Subject to the Winn Dixie Supermarket Lease,

ATTEST:

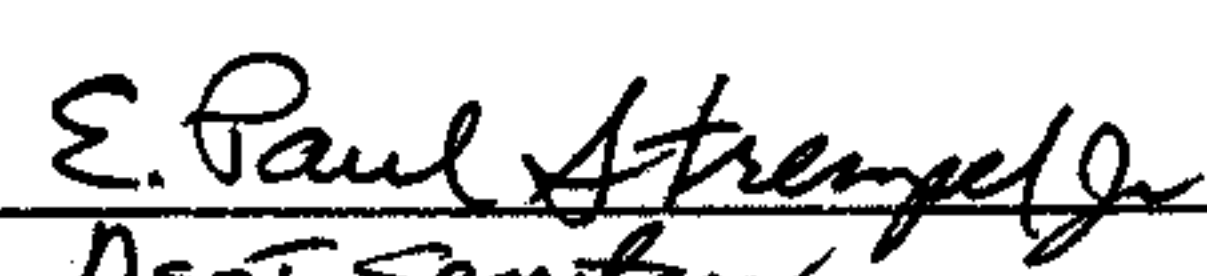


TENANT

HARCO DRUG, INC.


James I. Harrison, Jr, President

ATTEST:


Asst. Secretary

LANDLORD

VALLEYDALE ASSOCIATES, LTD.

By: Valleydale Inc.
As its General Partner



Prepared by:

Joseph M. Thames
3925 Rice Mine Road
Tuscaloosa, AL 35401

Inst # By: 1993-04783 William C. Hulsey, President

02/18/1993-04783
01:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 751.50

EXHIBIT "A"

OVERALL DESCRIPTION

A parcel of land situated in the southeast one-quarter of the northwest one-quarter and the southwest one-quarter of the northwest one-quarter of Section 15, Township 19 South, Range 2 West, more particularly described as follows:

Commence at the southwest corner of the north one-half of the southeast one-quarter of the northwest one-quarter of said Section and run south 89 degrees 10 minutes 56 seconds east along the north line of the north one-half of southeast one-quarter of the northwest one-quarter of said section for a distance of 345.00 feet to the point of beginning of herein described property; thence run south 8 degrees 37 minutes 32 seconds west for a distance of 100.93 feet; thence run north 89 degrees 10 minutes 56 seconds west for a distance of 91.29 feet; thence run south 85 degrees 22 minutes 23 seconds west for a distance of 105.48 feet; thence run south 86 degrees 46 minutes 24 seconds west for a distance of 99.25 feet; thence run north 85 degrees 51 minutes 01 seconds west for a distance of 34.57 feet; thence run north 0 degrees 04 minutes 46 seconds east for a distance of 15.00 feet; thence run north 89 degrees 10 minutes 56 seconds west for a distance of 120.11 feet; thence run north 44 degrees 19 minutes 31 seconds west for a distance of 74.56 feet to the point of commencement of a curve to the left, said curve having a central angle of 22 degrees 43 minutes 08 seconds and, a chord bearing of north 12 degrees 10 minutes 38 seconds east and a radius of 231.50 feet; thence travel in a northerly direction along the arc of said curve for a distance of 91.79 feet; thence run north 0 degrees 49 minutes 04 seconds east for a distance of 40.00 feet to the point of commencement of a curve to the left, said curve having a central angle of 41 degrees 40 minutes 00 seconds, and a chord bearing of north 20 degrees 00 minutes 56 seconds west and a radius of 254.91 feet; thence run in a northwesterly direction along the arc of said curve for a distance of 185.38 feet; thence run north 40 degrees 50 minutes 56 seconds west for a distance of 113.48 feet to a point on the southerly right-of-way line of Valleydale Road, said point also being the point of commencement of a curve to the left having a central angle of 3 degrees 19 minutes 18 seconds, and a chord bearing of north 52 degrees 29 minutes 59 seconds east and a radius of 2913.72 feet; thence run in a northeasterly direction along the arc of said curve for a distance of 168.92 feet; thence run north 50 degrees 50 minutes 23 seconds east for a distance of 199.55 feet; thence run south 0 degrees 00 minutes 32 seconds east for a distance of 92.74 feet; thence run south 32 degrees 50 minutes 13 seconds east for a distance of 200.63 feet; thence run north 53 degrees 20 minutes 43 seconds east for a distance of 130.22 feet to a point on the southwest right-of-way line of Caldwell Mill Road; thence run south 36 degrees 39 minutes 17 seconds east for a distance of 672.21 feet; thence run north 89 degrees 10 minutes 56 seconds west for a distance of 359.33 feet to the point of beginning.

Said parcel contains 9.1584 acres.

(Tenant - Corporate Acknowledgement)

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **James I. Harrison, Jr.**, whose name as President of Harco Drug, Inc., a Corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the said instrument, he, in his capacity as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand this the 25th day of November, 1992.

Mildred S. Stover

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

My Commission Expires August 27, 1995

SEAL

(Landlord - Corporate Acknowledgement)

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that
William C. Hulsey, whose name as President of
Valleydale, Inc., a corporation, is signed to the foregoing instrument, and
who is known to me, acknowledged before me on this day that, being informed of the contents
of the said instrument, he, in his capacity as such officer, and with full authority, executed the
same voluntarily for and as the act of said corporation.

GIVEN under my hand this the 4th day of February, 1993.

Rebecca S. Lebita

NOTARY PUBLIC

MY COMMISSION EXPIRES: 04/24/96

SEAL

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