

This instrument was prepared
by Candace R. Hemphill, Esq.
2222 Arlington Avenue South
Birmingham, Alabama 35205

STATE OF ALABAMA)
COUNTY OF SHELBY)

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made this 11 day of July, 1994,
between BIRMINGHAM REALTY COMPANY, 2118 First Avenue North, Birmingham,
Alabama 35203, as the Landlord, and BIG B, INC., an Alabama corporation, P. O. Box 10168,
Birmingham, Alabama 35202, as the Tenant, as follows:

WITNESSETH:

1. That the Landlord and the Tenant entered into a Lease Agreement dated
August 25, 1993 (hereinafter referred to as the "Lease"), for the following described premises
in Jefferson County, Alabama:

That certain store building, containing approximately 8470 square feet, including
a loading ramp and dock as shown on Exhibit "A" attached hereto, and the land on which both
the same shall stand (the "demised premises"), located in the City of Pelham, County of Shelby,
State of Alabama, the legal description of which is attached hereto as Exhibit "B" and made a
part hereof by reference.

2. The term of the Lease is fifteen (15) years, commencing on June 1, 1994 and
terminating on May 31, 2009. The Tenant has the right to extend said lease term for three (3)
successive extension periods of five (5) years each.

3. The Lease contains a provision giving the Tenant the exclusive right to operate
a retail super drugstore within the shopping center or any enlargement thereof or located in any
out-parcel or within 5,000 feet of the exterior boundary of the shopping center which is owned,
directly by Landlord or by a partnership in which Landlord is a general or limited partner.
Provided however, the Tenant acknowledges that Winn Dixie will operate a drug store within
the store premises designated as Winn Dixie on Exhibit "A". In addition, Tenant has granted
certain limited exceptions for the parcel of property immediately adjacent to the Shopping Center
on the south side as specifically set forth in the Lease.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of
Lease to be executed by their respective officers duly authorized on the day and year first above

Inst # 1994-23180

CLH/71827-ICLH
Return To C. L. H.
SIROTE & PERMUTT, P.C.
2222 Arlington Avenue
P. O. Box 55727
Birmingham, Alabama 35255

07/25/1994-23180
08:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
005 MCD 662.50

Inst # 1994-23180

written, for the purpose of providing an instrument for recording with the Probate Court of
Shelby County, Alabama.

BIRMINGHAM REALTY COMPANY

By Stephen W. Moore
Its: Senior Vice President

ATTEST:

By [Signature]
Its: Secretary

LANDLORD

BIG B, INC.

By [Signature]
Arthur M. Jones, Sr.
Its President

ATTEST:

By [Signature]
S. Steven Taylor
Its Vice President

TENANT

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen W. House, whose name as Sr. VP of Birmingham Realty Company 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 2nd day of June, 1994.

Manda D. Stone
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 12, 1994

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arthur M. Jones, Sr., whose name as President of Big B, 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 said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 11th day of July, 1994.

Carolyn Riels
NOTARY PUBLIC

My Commission Expires: 4/29/98

EXHIBIT "A"

*Sub
OK*

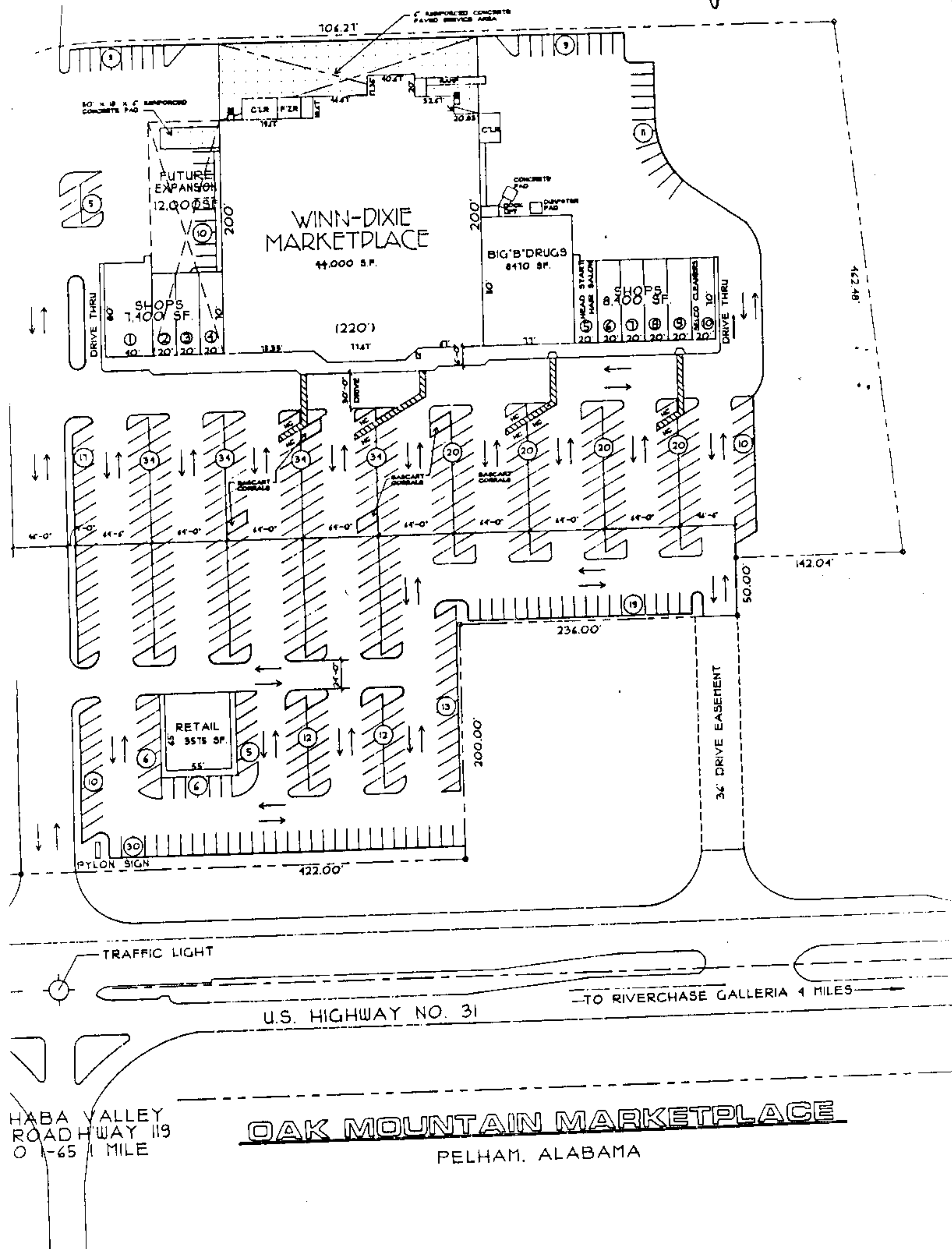


EXHIBIT "B"

Sold

Legal Descriptions of Property

A parcel of land located in the S.W. ¼ of the S.W. ¼ of Section 31, Township 19 South, Range 2 West, more particularly described as follows: Commence at the Northwest corner of said ¼-¼ Section; thence in an easterly direction along the northerly line of said ¼-¼ Section, a distance of 514.26 feet to the Point of Beginning; thence 95 degrees, 55 minutes, 44 seconds right, in a southwesterly direction, a distance of 706.27 feet; thence 90 degrees left, in a southeasterly direction, a distance of 710.00 feet to a point on the westerly right-of-way line of U.S. Highway 31 South; thence 90 degrees left, in a northerly direction along said right-of-way line, a distance of 422.00 feet; thence 90 degrees left, in a northwesterly direction, a distance of 200.00 feet; thence 90 degrees right, in a northeasterly direction, a distance of 190.00 feet; thence 90 degrees left, in a northwesterly direction, a distance of 50.00 feet; thence 90 degrees right, in a northeasterly direction, a distance of 142.04 feet to the northerly line of aforesaid ¼-¼ section; thence 84 degrees, 04 minutes, 16 seconds left in a westerly direction along aforesaid ¼-¼ section line a distance of 462.48 feet to the Point of Beginning.

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