

INSTRUMENT PREPARED BY AND AFTER
RECORDING RETURN TO:
James M. Craig II, Esq.
Rogers, Towers, Bailey, Jones & Gay
1301 Riverplace Boulevard
Suite 1500
Jacksonville, Florida 32207

Cross Reference To:
Instrument #2001-41350
Probate Office of Shelby
County, Alabama records

STORE NO.:
SITE: NWC U.S. 31 AND CR
261, PELHAM, SHELBY
COUNTY, ALABAMA
SHOPPING
CENTER: SOUTHGATE VILLAGE
STOREROOM: 46,733 Square Feet

FIRST AMENDMENT TO MEMORANDUM OF LEASE

THIS FIRST AMENDMENT to Memorandum of Lease (hereinafter referred to as the "First Amendment") is made and entered into as of this 15 day of April, 2003, by and between REGENCY SOUTHGATE VILLAGE SHOPPING CENTER, LLC, an Alabama limited liability company (hereinafter referred to as the "Landlord"), and PUBLIX ALABAMA, LLC, an Alabama limited liability company (hereinafter referred to as the "Tenant");

W I T N E S S E T H:

WHEREAS, Landlord and Tenant have entered into that certain Memorandum of Lease, dated June 22, 2001, as corrected by Corrective Memorandum of Lease, having an effective date of June 22, 2001, by and between Regency Centers, L.P., Landlord, and Tenant (collectively, the "Memorandum"); and

WHEREAS, Landlord and Tenant desire to modify and amend the Memorandum as hereinafter set forth.

NOW, THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto hereby agree as follows:

1. The Site Plan attached to the Memorandum as Exhibit "A" is hereby deleted and the Site Plan attached hereto as Exhibit "A" and incorporated by reference thereto is hereby inserted in lieu thereof and all references in the Memorandum to Exhibit "A" or the Site Plan are hereby deemed to refer to Exhibit "A" attached hereto and incorporated herein.

2. Any capitalized term not otherwise defined in this First Amendment shall have the meaning ascribed to the same in the Memorandum.

3. The terms and provisions of the Memorandum, as modified by this First Amendment, are hereby ratified and affirmed.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals hereon as of the day and year first set forth above.

LANDLORD:

REGENCY SOUTHGATE VILLAGE SHOPPING CENTER, LLC, an Alabama limited liability company

Signed, sealed and delivered in my presence this 14th day of April, 2003.

BY: REGENCY CENTERS, L.P., a Delaware limited partnership, its Sole Member

By: REGENCY CENTERS CORPORATION, a Florida corporation, its General Partner

Whetcher Papp
Witness

Michelle Davis
Witness

By: David A. McNulty
David A. McNulty,
Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was signed, sealed, delivered, and acknowledged before me this 14th day of April, 2003, by DAVID A. MCNULTY, Vice President of Regency Centers Corporation, a Florida corporation, the general partner of Regency Centers, L.P., a Delaware limited partnership. He is personally known to me.

Deborah L Spadea
Notary Public

My Commission Expires:



Deborah L. Spadea
MY COMMISSION # CC898386 EXPIRES
December 30, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

TENANT:

Signed, sealed and delivered in my presence this 12th day of March, 2003.

PUBLIX ALABAMA, LLC, an Alabama limited liability company

Debbie Walker
Witness Debbie Walker

By: John Frazier
John Frazier,
President

Tonya Watson
Witness Tonya Watson

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was signed, sealed, delivered, and acknowledged before me this 12th day of March, 2003, by JOHN FRAZIER, President of PUBLIX ALABAMA, LLC, an Alabama limited liability company, on behalf of said company. He is personally known to me.

Brandy Hutchinson
Notary Public

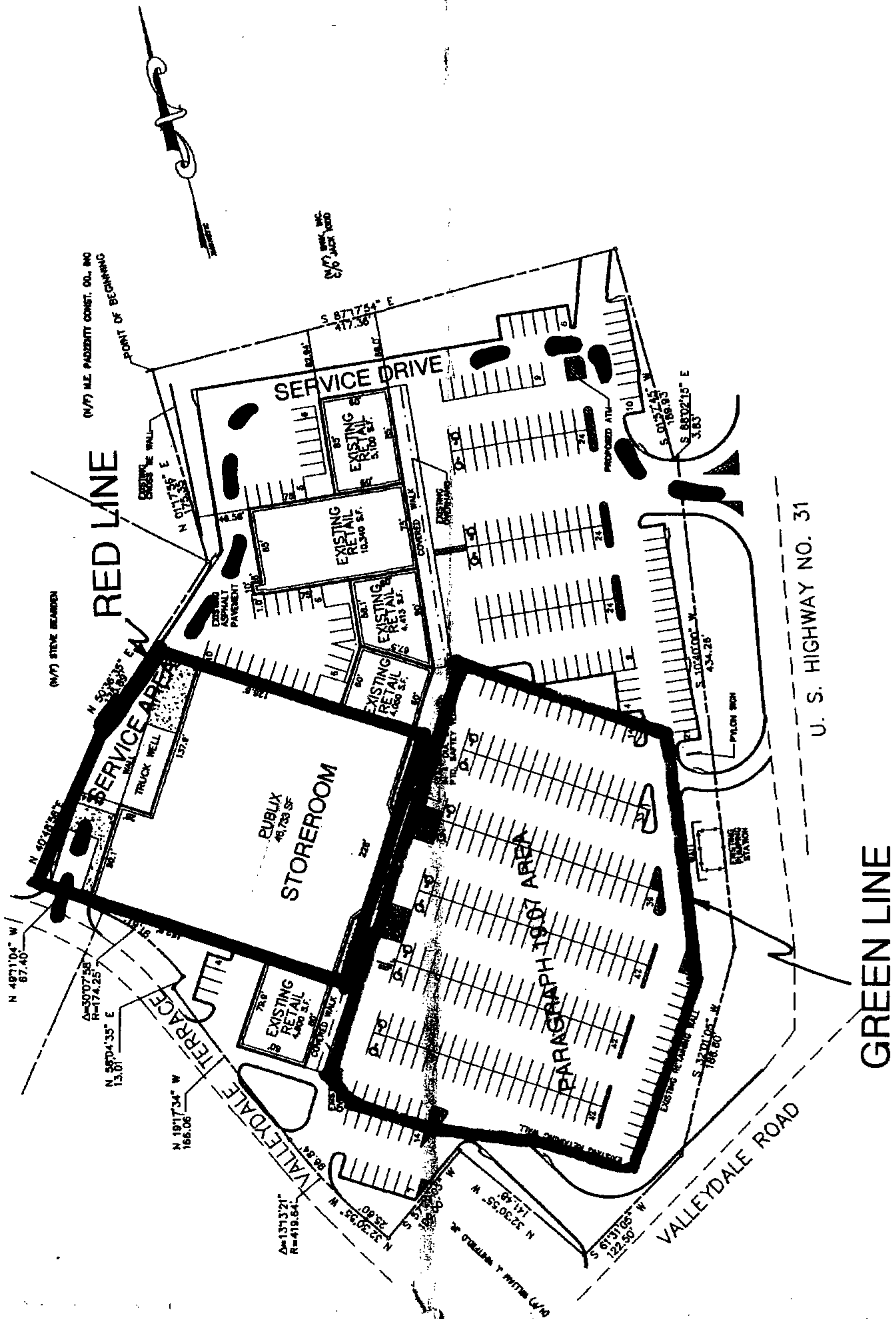
My Commission Expires: 2-24-06



Brandy Hutchinson
MY COMMISSION # DD094948 EXPIRES
February 24, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT A

20030512000291090 Pg 3/3 18.00
Shelby Cnty Judge of Probate,AL
05/12/2003 08:13:00 FILED/CERTIFIED



PARKING STATISTICS

PUBLIC	47,505 S.F.		
RETAIL	28,703 S.F.		
TOTAL	76,208 +/-	5 F.	417
			5.45

* THIS STATISTIC WAS OBTAINED FROM THE SURVEY DONE BY REYNOLD'S & RAWSON, INC DATED APRIL 23, 2001

LEGEND	
DISTING EDGE OF PARAPET	---
CONCRETE CURB & GUTTER	=====
BUILDING	=====
PROPERTY LINES	-----

LEASE PLAN

GRAPHIC SCALE



1 inch - 60 ft
EXHIBIT "A"

[illegible]

HAINES, GIPSON & ASSOCIATES, INC.
CONSULTING ENGINEERS
4500 HIGH HOWELL RD., SUITE 600
TUCKER, GEORGIA 30084
PHONE (770) 491-7650 FAX (770) 491-7778

SOUTHGATE VILLAGE
BIRMINGHAM, ALABAMA

[illegible]