

STORE NO.: 838
SITE: NWC VALLEYDALE ROAD &
CALDWELL MILL ROAD,
HOOVER, SHELBY COUNTY
ALABAMA
SHOPPING
CENTER: VALLEYDALE VILLAGE
STOREROOM: 44,271 Square Feet

Cross Reference To:
Memorandum of Lease, recorded
as Instrument No.
20020729000351010
Shelby County, Alabama records

AFTER RECORDING RETURN TO:
McCLURE & KORNHEISER, LLC
1708 PEACHTREE STREET, NW
SUITE 450
ATLANTA, GEORGIA 30309

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 6th day of February, 2004, by and between VALLEYDALE, LLC, a Florida 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 7, 2002, recorded as Instrument No. 20020729000351010, Shelby County, Alabama records (hereinafter referred to as 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. Exhibit "A" to the Memorandum is hereby deleted and the Exhibit "A" attached hereto and incorporated herein is hereby inserted in lieu thereof and all references to Exhibit "A" or the Site Plan in the Memorandum are hereby deemed to hereinafter refer to Exhibit "A" attached hereto.

2. In all other respects, the Memorandum is hereby ratified and confirmed.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals to multiple counterparts hereof as of the day and year first above appearing, or caused the within to be duly executed by their authorized officers and the seal of the corporation affixed hereto by proper authority of their respective Boards of Directors.

LANDLORD:

Signed, sealed and delivered
in my presence this 28 day
of January, 2004.

Witness

Notary Public



VALLEYDALE, LLC, a Florida limited liability company

By: Regency Realty Group, Inc., a Florida corporation, its Manager

By:

Name: JOHN F. EWART JR.
Title: MANAGING DIRECTOR

TENANT:

Signed, sealed and delivered
in my presence this 6th day
of February, 2004.

Vicki Brekke
Witness **VICKI BREKKE**

PUBLIX ALABAMA, LLC, an
Alabama limited liability company

By: [Signature]
John Frazier,
President

STATE OF FLORIDA

COUNTY OF POLK

The foregoing instrument was signed, sealed, delivered, and
acknowledged before me this 6th day of February, 2004,
by JOHN FRAZIER, President of PUBLIX ALABAMA, LLC, an Alabama
limited liability company, on behalf of said company. He is
personally known to me.

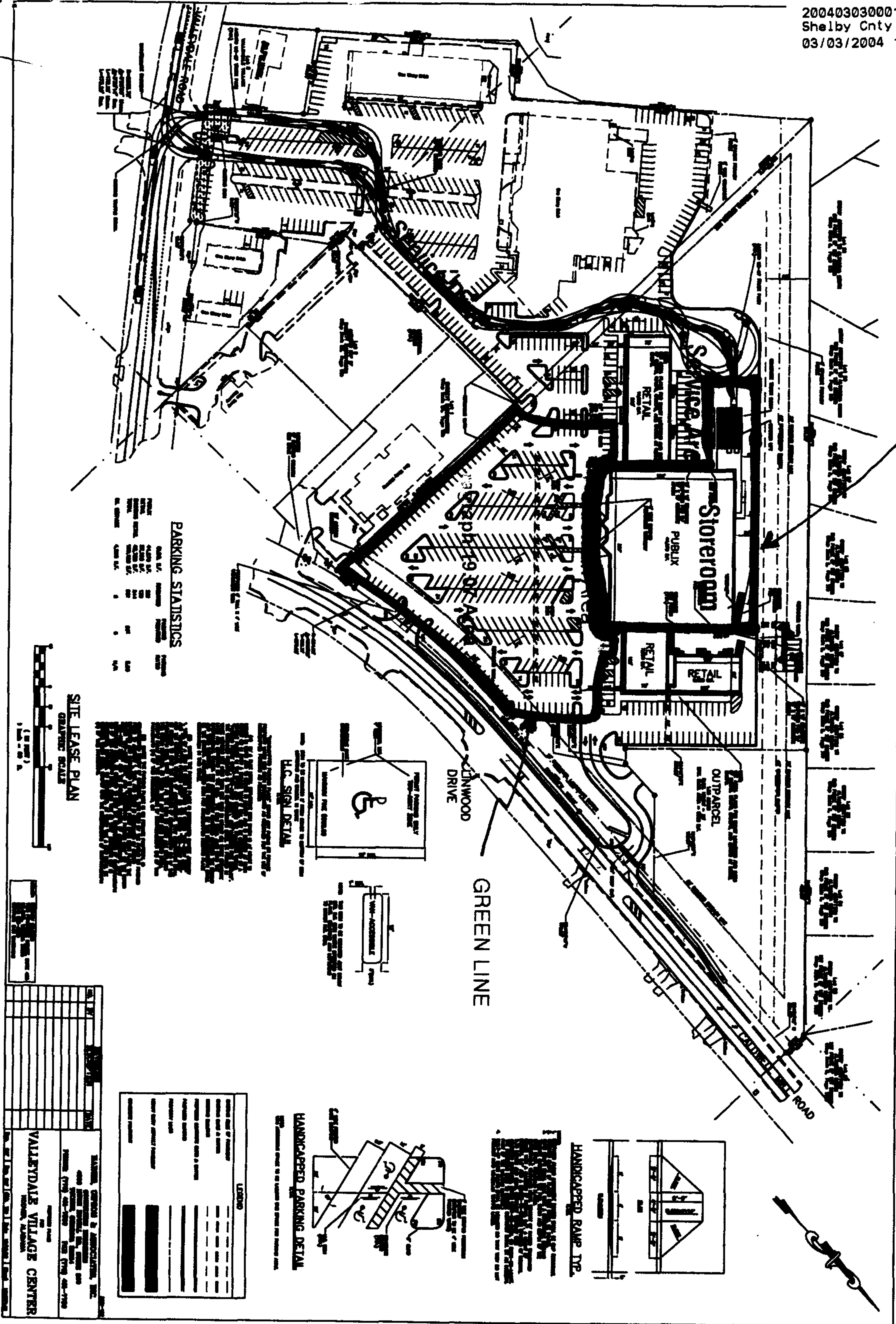
[Signature]
Notary Public

My Commission Expires: 2/24/2006



Brandy Hutchinson
MY COMMISSION # DD094948
February 24, 2006
BONDED THRU TROY FAIN INSURANCE, LLC

PREPARED BY:
[Signature]
Jay Y. McClure, Esq.
McClure & Kornheiser, LLC
1708 Peachtree Street, Suite 450
Atlanta, Georgia 30309



RED LINE

GREEN LINE

WOOD DRIVE

ROAD

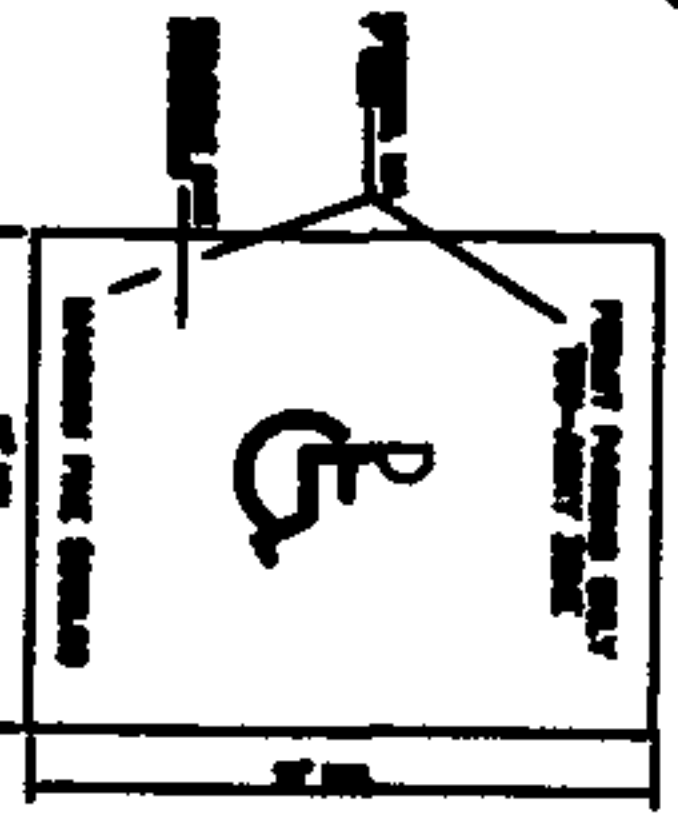
PARKING STATISTICS

TYPE	AREA	NO. OF SPACES	TOTAL
Handicapped	100	100	100
Standard	100	100	100
Other	100	100	100
Total	300	300	300

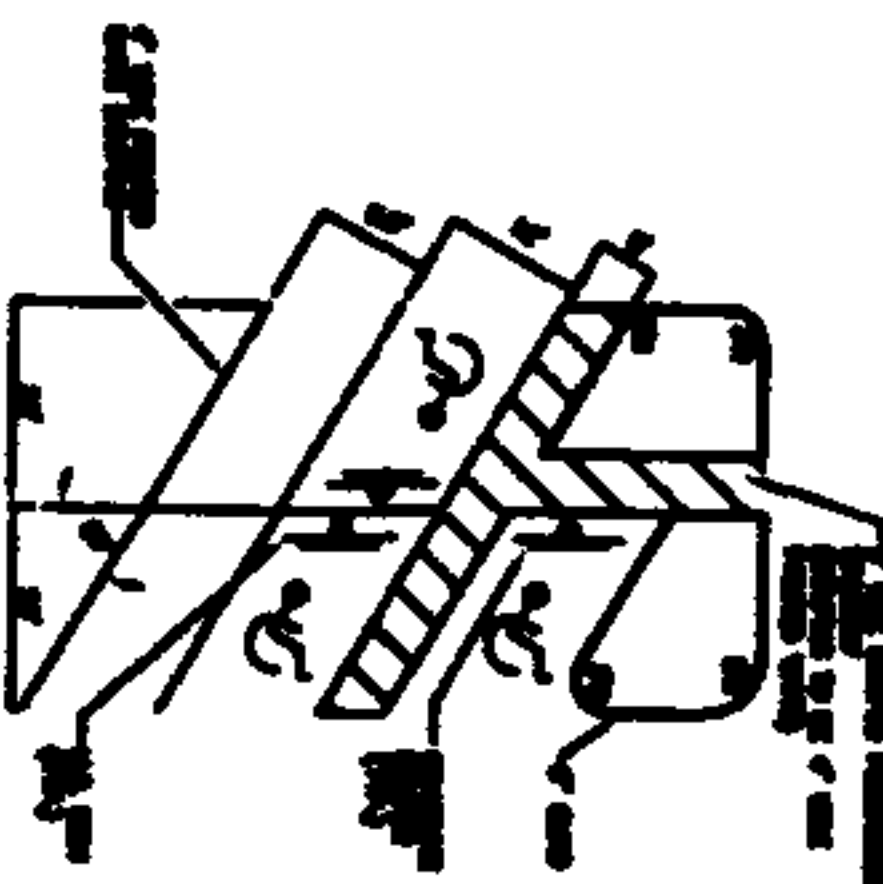
SITE LEASE PLAN



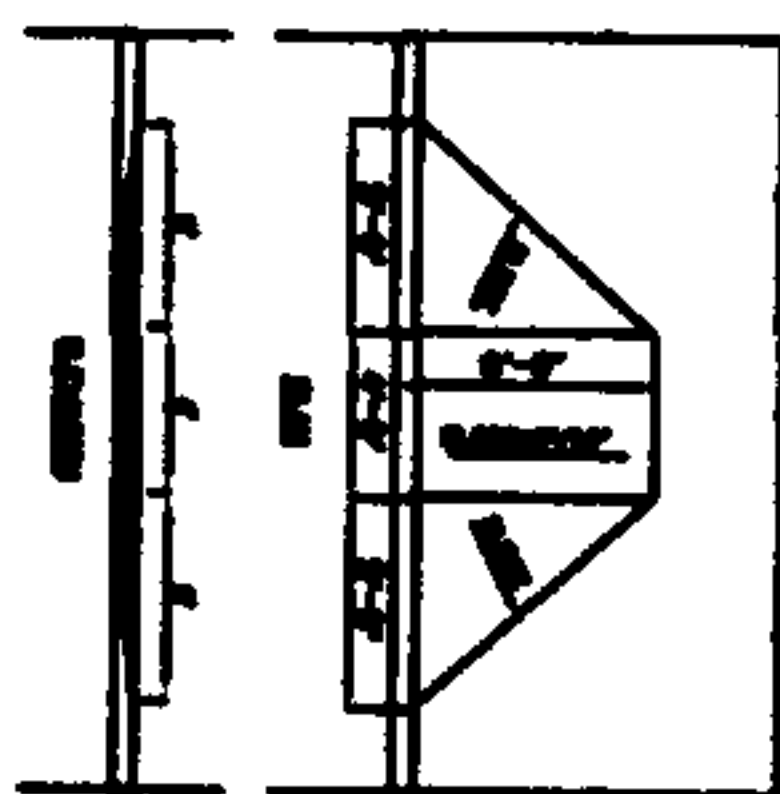
H.C. SIGN DETAIL



HANDICAPPED PARKING DETAIL



HANDICAPPED RAMP DETAIL



LEGEND

[Symbol]	Handicapped Parking
[Symbol]	Handicapped Ramp
[Symbol]	Handicapped Sign
[Symbol]	Handicapped Space
[Symbol]	Handicapped Area
[Symbol]	Handicapped Zone
[Symbol]	Handicapped Region
[Symbol]	Handicapped District
[Symbol]	Handicapped Division
[Symbol]	Handicapped Department
[Symbol]	Handicapped Agency
[Symbol]	Handicapped Authority
[Symbol]	Handicapped Commission
[Symbol]	Handicapped Council
[Symbol]	Handicapped Committee
[Symbol]	Handicapped Conference
[Symbol]	Handicapped Convention
[Symbol]	Handicapped Congress
[Symbol]	Handicapped Court
[Symbol]	Handicapped Council
[Symbol]	Handicapped Commission
[Symbol]	Handicapped Committee
[Symbol]	Handicapped Conference
[Symbol]	Handicapped Convention
[Symbol]	Handicapped Congress
[Symbol]	Handicapped Court

DATE	BY	REVISION
03/03/2004	JAC	1
03/03/2004	JAC	2
03/03/2004	JAC	3
03/03/2004	JAC	4
03/03/2004	JAC	5
03/03/2004	JAC	6
03/03/2004	JAC	7
03/03/2004	JAC	8
03/03/2004	JAC	9
03/03/2004	JAC	10
03/03/2004	JAC	11
03/03/2004	JAC	12
03/03/2004	JAC	13
03/03/2004	JAC	14
03/03/2004	JAC	15
03/03/2004	JAC	16
03/03/2004	JAC	17
03/03/2004	JAC	18
03/03/2004	JAC	19
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03/03/2004	JAC	21
03/03/2004	JAC	22
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03/03/2004	JAC	26
03/03/2004	JAC	27
03/03/2004	JAC	28
03/03/2004	JAC	29
03/03/2004	JAC	30

VALLEYDALE VILLAGE CENTER

EXHIBIT A

[Handwritten signature]