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FIRST AMENDMENT TO LEASE

THIS FIRST AMENDMENT TO LEASE, dated ³⁰ of this 31st day of December 1991, by and between JETCO PROPERTIES, INC., a Delaware corporation, successor in interest by reason of merger with Archer & Western Properties, Inc., hereinafter referred to as "Lessor" and JEWEL FOOD STORES, INC., a New York corporation, hereinafter referred to as "Lessee":

W I T N E S S E T H:

WHEREAS, by lease dated August 26, 1982 and recorded November 30, 1982 as Document 26424931 (the "Lease"), Lessor leased to Lessee premises located at 3644 S. Archer, Chicago, Illinois, which premises are more fully described in the Lease (the "Premises");

WHEREAS, the City of Chicago, Department of Public Works took, by sale in lieu of condemnation, 1,049 square feet of the Premises (the "Taken Premises") for the purpose of extending the Southwest Rapid Transit Line;

WHEREAS, as a result of said taking, the parties wish to amend the Lease and substitute a new legal description that excludes the Taken Premises;

NOW THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) in hand paid by each party hereto to the other, the receipt and sufficiency of which the parties hereby acknowledge, and other good and valuable consideration, including the mutual covenants herein contained, the parties hereto covenant and agree as follows:

1. Effective on February 21, 1992, Exhibit A attached to the Lease is hereby deleted and the Exhibit A attached hereto and made a part hereof is substituted therefor.
2. Except as modified herein, all of the terms and provisions of the Lease shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this FIRST AMENDMENT TO LEASE as of the date and year first above written.

JETCO PROPERTIES, INC.

JEWEL FOOD STORES, INC.
(formerly Jewel Companies, Inc.)

By: [Signature]
President

By: [Signature]
President

Attest: [Signature]
Secretary

Attest: [Signature]
Secretary

LESSOR

LESSEE

Address: 1,049 sq. ft. located at 3644 S. Archer, Chicago, Illinois

PIN: Part of 17-31-309 011-012-025 17-31-302-023

This instrument was prepared by: Kim Delmedico, 10th Floor, 8725 W. Higgins Road, Chicago, IL 60631

KLD:ja:116

BOX 338-

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⑤

Committed

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[Signature]

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COOK COUNTY, ILLINOIS
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ACKNOWLEDGMENTS

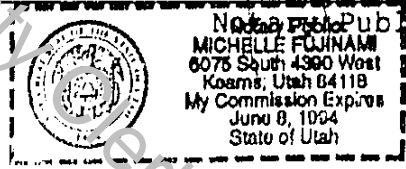
STATE OF Utah)
COUNTY OF Salt Lake) SS.

I, Michelle Fujinami, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jack Hunt, personally known to me to be the President of Home Properties, Inc. and John Spencer, personally known to me to be the Secretary of said corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument of writing as President and Secretary of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 21st day of May, 1991.

My Commission expires: 6/8/94

Michelle Fujinami



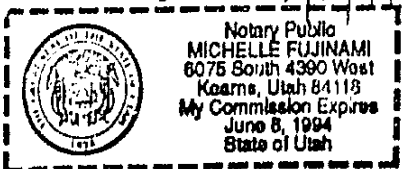
STATE OF Utah)
COUNTY OF Salt Lake) SS.

I, Michelle Fujinami, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jack Hunt, personally known to me to be the Vice President of Home Properties, Inc. and John Spencer, personally known to me to be the Asst. Secretary of said corporation, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument of writing as Vice President and Asst. Secretary of said corporation and caused the corporate seal of said corporation to be affixed thereto, pursuant authority given by the Board of Directors of said corporation, as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes herein set forth.

Given under my hand and notarial seal this 21st day of May, 1991.

My Commission expires: 6/8/94

Michelle Fujinami
Notary Public



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All those lots, vacated South Claremont Avenue (Lockport Street) and vacated alleys in Marr's and McCaffery's Resubdivision of part of Block 4 in J. H. Ree's Subdivision of the North West 1/4 of the South West 1/4 of Section 31, Township 39 North, Range 14 East of the Third Principal Meridian, lying Southwesterly of the Southwesterly line of South Oakley Avenue (Boardman Street) as said South Oakley Avenue (Boardman Street) is shown on plat of said Marr's and McCaffery's Resubdivision recorded November 27, 1876 as document number 112326, lying Northwesterly of the Northwesterly line of South Archer Avenue as said South Archer Avenue is shown on aforesaid plat of Marr's and McCaffery's Resubdivision and lying East of the East line of South Western Avenue as per ordinance passed by the City Council of Chicago on February 26, 1959, (being a line 200 feet East of and parallel with the West line of said Section), also lying Southeasterly of the Southeasterly right of way line of the former Chicago and Alton Railroad Company, now the Illinois Central Gulf Railroad Company; (excepting from the above all of Lots 34 through 38, both inclusive, the 18 foot public alley lying Northwesterly of and adjacent to the Northwesterly line of Lots 32 through 37, both inclusive, and except the Westerly 15 feet (as measured at right angles to the East line of Western Boulevard) of that part of Lot 39 lying Northwesterly of the following described line: Commencing at a point on the East line of South Western Boulevard aforesaid 12.46 feet South of the North West corner of said Lot 39; thence Northeasterly on a straightline parallel with the original center line of said railroad company to a point on the Southwesterly line of Lockport Street (now South Claremont Avenue) 5 feet Southeasterly from its intersection with the Southeasterly right of way line of said railroad company and except from that part of Lot 39 lying Northwesterly of aforesaid line, the coal, oil, gas, ores, and any other minerals whether similar or dissimilar or now known to exist or hereafter discovered of every kind in, on, or under said premises together with the right at any time to explore, drill for, mine, remove, and market all such products in any manner which will not damage structures on the surface of said premises, all in Cook County, Illinois.

EXCLUDING THE FOLLOWING:

THAT PART OF LOT 5 IN MARR'S AND MC CAFFERY'S RESUBDIVISION OF PART OF BLOCK 4 OF J.H. REES' SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 5; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 6.48 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE DRAWN PERPENDICULARLY FROM SAID NORTHEASTERLY LINE, A DISTANCE OF 11.88 FEET; THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH THE NORTHEASTERLY LINE OF SAID LOT 5, A DISTANCE OF 4.00 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 21.98 FEET TO A POINT 33.78 FEET SOUTHWESTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 5 AND 0.89 FEET SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF SAID LOT 5, AS MEASURED PERPENDICULARLY FROM SAID LOT LINE; THENCE SOUTHWESTERLY ALONG A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 5, A DISTANCE OF 34.06 FEET TO A POINT ON A LINE DRAWN PERPENDICULARLY FROM THE NORTHWESTERLY LINE OF LOT 5 (SAID PERPENDICULAR LINE BEING ALSO, THE NORTHWESTERLY EXTENSION OF A LINE FROM THE NORTHEASTERLY CORNER OF A ONE STORY BRICK BUILDING); THENCE NORTHWESTERLY ALONG SAID LINE, A DISTANCE OF 0.89 FEET TO THE NORTHWESTERLY LINE OF SAID LOT 5; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF SAID LOT 5 A DISTANCE OF 67.84 FEET TO THE POINT OF BEGINNING, AND THAT PART OF LOT 39 IN AFOREMENTIONED MARR'S AND MCCAFFERY'S RESUBDIVISION LYING EAST OF THE WEST 15 FEET, NORTHERLY OF THE FOLLOWING DESCRIBED LINE, COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FORMER CHICAGO AND ALTON RAILROAD COMPANY, NOW ILLINOIS CENTRAL GULF

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RAILROAD COMPANY AND THE EAST LINE OF THE WEST 15 FEET OF SAID LOT 39; THENCE SOUTHERLY ALONG SAID EAST LINE OF THE WEST 15 FEET OF SAID LOT 39, HAVING AN ANGLE OF 126 DEGREES, 13 MINUTES, 50 SECONDS AS MEASURED FROM THE NORTHWEST THROUGH THE NORTHEAST TO THE SOUTHEAST A DISTANCE OF 6.33 FEET TO THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 2,409.17 FEET, AN ARC DISTANCE OF 53.79 FEET TO A POINT 4.52 FEET SOUTHEASTERLY, MEASURED PERPENDICULARLY FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD COMPANY; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 40.19 FEET TO A POINT 3.40 FEET SOUTHEASTERLY, MEASURED PERPENDICULARLY FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD COMPANY; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 159.52 FEET TO A POINT 2.59 FEET SOUTHEASTERLY, MEASURED PERPENDICULARLY FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD COMPANY; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 23.80 FEET TO A POINT 0.854 FEET SOUTHEASTERLY, MEASURED PERPENDICULARLY FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD COMPANY, (SAID POINT BEING ALSO ON A SOUTHEASTERLY EXTENSION OF A LINE DRAWN PERPENDICULAR FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD TO THE NORTHWESTERLY CORNER OF A ONE STORY BRICK BUILDING); ALSO LYING SOUTHWESTERLY OF A SOUTHEASTERLY EXTENSION OF A LINE DRAWN PERPENDICULAR FROM THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD TO THE NORTHWESTERLY CORNER OF A ONE STORY BRICK BUILDING, AND LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID RAILROAD COMPANY, EXCEPT THE COAL, OIL, GAS, ORES AND ANY OTHER MINERALS WHETHER SIMILAR OR DISSIMILAR OR NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED OF EVERY KIND IN, ON OR UNDER SAID PREMISES, TOGETHER WITH THE RIGHT AT ANY TIME TO EXPLORE, DRILL FOR, MINE, REMOVE AND MARKET ALL SUCH PRODUCTS IN ANY MANNER WHICH WILL NOT DAMAGE STRUCTURES ON THE SURFACE OF SAID LAND.

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