

Short Form Ground Lease

4290-407

GEORGIA :

DEKALB COUNTY :

FILED & RECORDED
DEKALB CO. GA.

JUL 1 11 51 AM '80

Chandler Bridges
CLERK OF SUPERIOR COURT

SHORT FORM GROUND LEASE

THIS SHORT FORM GROUND LEASE (the "Lease"), dated as of November 15, 1977, but executed on June 26, 1980, between CHARTER MEDICAL CORPORATION ("Landlord"), a Delaware corporation having its principal executive office and place of business at 577 Mulberry Street, Macon, Georgia, and P & S ASSOCIATES ("Tenant"), a Georgia Limited Partnership, having an office at 4555 North Shallowford Road, Suite 208, Chamblee, Georgia 30340,

WITNESSETH: That

Landlord, in consideration of the covenants of the Tenant, does hereby lease and demise unto Tenant, and Tenant hereby agrees to take and lease from Landlord, the following property (the "Property"):

(1) All the land described in Schedule A hereto, subject to any title matters existing on the commencement date of the term hereof as shall at the time be in effect and applicable to the land, but specifically excluding all buildings structures and other improvements (the "Improvements") now or hereafter located on the land.

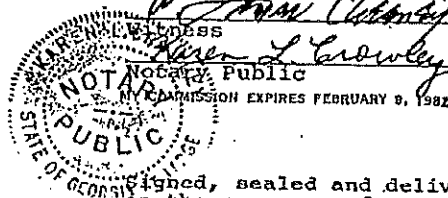
(2) All rights of way or of use, servitudes, licenses, tenements, hereditaments, appurtenances and easements now or hereafter belonging to or pertaining to any of the foregoing,

FOR TENANT TO HAVE AND TO HOLD the Property for a term (the "Lease Term") commencing on November 13, 1977, and expiring on Midnight forty-five (45) years from the date of commencement, unless the Lease Term shall sooner terminate.

IT IS UNDERSTOOD AND AGREED that this is a short form lease which is for the rents and upon the terms, covenants and conditions contained in that certain Ground Lease (the "Ground Lease") executed by the parties hereto and dated as of the date herewith, which Ground Lease is and shall be a part of this instrument as fully and completely as if the same were set forth herein. In the event of any conflict between the Ground Lease and this instrument, the Ground Lease shall control.

IN WITNESS WHEREOF, the undersigned parties have hereunto set their hands and affixed their seals as of the day and year first above written.

Signed, sealed and delivered
in the presence of:



Signed, sealed and delivered
in the presence of:

Witness:
Notary Public

CHARTER MEDICAL CORPORATION

By: C. Michael Ford
Its: Vice President & Treasurer
Attest: Allen H. Fadden
Its: Secretary

LANDLORD

P & S ASSOCIATES

By: William H. Bland
Its: General Partner
Attest: William H. Bland
Its: General Partner

TENANT

SCHEDULE A

All that tract or parcel of land lying and being in Land Lot 344 of the 18th District of DeKalb County, Georgia, containing 2.84 acres, and being more particularly described as follows:

Beginning at a point on the southerly r/w of Pernoshal Court (60' r/w) 294.6 feet northeasterly from the intersection formed by the southeasterly r/w of Pernoshal Court (60' r/w) and the northeasterly r/w of North Shallowford Road (80' r/w) and running thence in an easterly direction along the southerly r/w of Pernoshal Court (60' r/w), and following the curvature thereof, a distance of 515.4 feet to a point; running thence S 26° 18' W a distance of 327.1 feet to a point; running thence N 87° 37' 30" a distance of 260.0 feet to a point; running thence S 63° 09' W a distance of 164.9 feet to a point on the northeasterly r/w of North Shallowford Road (80' r/w); running thence N 37° 56' W along the northeasterly r/w of North Shallowford Road (80' r/w) a distance of 20.0 feet to a point; running thence N 64° 55' E a distance of 52.7 feet to a point; running thence N 52° 03' 30" E a distance of 217.3 feet to a point; running thence N 06° 44' E a distance of 32.1 feet to a point; running thence N 37° 34' W a distance of 265.0 feet to the southerly r/w of Pernoshal Court (60' r/w) and the point of beginning.