

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

112

Buttrey Food and Drug Company
Post Office Box 5008
Great Falls, MT 59403
Attn: H. N. Dusenberry

RECORDED NOVEMBER 20, 1990 BK 338 PG 112 NO 69803 RONALD L. DAILEY, COUNTY CLERK

RATIFICATION OF LEASE

This Ratification of Lease is made as of this 2nd day of November, 1990, by and between Sugarland Development Company, a Partnership ("SDC"), and Buttrey Food and Drug Company, a Delaware corporation ("Buttrey"), with reference to the following recitals of fact:

1. On June 26, 1978, Sugarland, Inc., a Wyoming corporation, as Lessor, entered into a lease with Buttrey Food Stores Division, Jewel Companies, Inc. ("Jewel"), as Lessee, for those certain premises in the County of Sheridan, State of Wyoming, more particularly described in Exhibit A attached hereto. A Memorandum of Lease (Short Form) was recorded in the Sheridan County Records on April 25, 1979 in Book 239, Page 448.

2. The lease has been amended by that certain First Amendment of Lease dated February 27, 1979 (the lease and the First Amendment are hereinafter referred to as the "Lease").

3. On May 4, 1986, Jewel's interest as tenant under said lease was assigned to Skaggs Alpha Beta, Inc. ("SAB").

4. Concurrently with the recording of this Ratification of Lease, SAB will record an assignment of its interest under the Lease to Buttrey.

5. SDC is the successor to Sugarland, Inc.'s interest as Lessor under said lease.

NOW THEREFORE, the parties hereto agree as follows:

1. SDC hereby ratifies and confirms that it is the present owner of the Lessor's interest under said Lease.

2. Buttrey hereby ratifies and confirms that it is the present owner of the Lessee's interest under said Lease.

3. The parties hereto agree that the Lease in full force and effect as of the date hereof.

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BY: [Signature] Its: ASSISTANT SECRETARY
BY: [Signature] Its: UP

Seal not yet available

BUTTERY FOOD AND DRUG COMPANY, a Delaware corporation

BY: [Signature] Its: Managing General Partner
SUGARLAND DEVELOPMENT COMPANY, a Partnership

No Seal

This agreement shall be binding on and inure to the parties hereto, their respective heirs, successors and assigns. IN WITNESS WHEREOF, the parties hereto have executed the within instrument as of the day and year first above written.

STATE OF WYOMING
COUNTY OF SHERIDAN

) SS. 114

On November 9, 1990, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Homer A. Scott, Jr., personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument as the general partner of Sugarland Development Company, the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

WITNESS my hand and official seal.

My Commission expires June 11, 1991

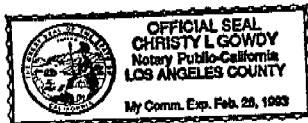
Cassidy

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

) SS.

On November 13, 1990, 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared William M. Wardlaw and Matt Figel, personally known to me or proved to me on the basis of satisfactory evidence to be the persons who executed the within instrument as the Vice-President, and Assistant Secretary, respectively, of Buttray Food and Drug Company, and the Corporation that executed the within instrument, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.



Christy L. Gowdy

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A tract of land located in the SW1/4 SE 1/4 of Section 35, T 56 N, R 84 W, 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point on the easterly right-of-way line of U.S. Highway Business Routes 87 and 14 and Coffeen Avenue, said point being located east, 50 feet; thence north, 60 feet from the S 1/4 corner of said Section 35; thence along said right-of-way line, N 0° 20' E, 370.0 feet to a point; thence S 80° 40' E, 420.0 feet to a point; thence S 0° 20' W, 433.3 feet to a point on the southerly line of said Section 35; thence along said line N 89° 13' W, 360.0 feet to a point; thence N 0° 20' E, 60.0 feet to a point; thence N 89° 13' W, 60.0 feet to the point of beginning. Said tract contains 4.08 acres, more or less.

EXHIBIT "A"