WARRANTY DEED

For and in consideration of the sum of $10.00 cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, AMERICAN STORES PROPERTIES LLC, a limited liability company under the laws of Delaware, Grantor, as successor-in-interest to American Stores Properties, Inc., a Delaware corporation, whose address is 250 Parkcenter Blvd., Boise, Idaho 83706, by these presents does hereby grant, sell, warrant and convey to UNITED SUPERMARKETS, L.L.C., a limited liability company under the laws of Texas, Grantee, whose address is 250 Parkcenter Blvd., Boise, Idaho 83706, real property in Bernalillo County, New Mexico, described as follows:

See Exhibit A attached hereto and made a part hereof,

together with all hereditaments and appurtenants belonging thereto (collectively, the "*Property*"), subject to the following encumbrances:

See Exhibit B attached hereto and made a part hereof,

TO HAVE AND TO HOLD the same, unto Grantee, in fee simple, forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple and that Grantor has good right and lawful authority to sell and convey the Property. Grantor hereby warrants the title to the Property. Grantor warrants that the Property is free of all encumbrances except those described on Exhibit B.

In the case of any breach of Grantor's warranties herein contained, whether such warranties are express or implied, the liability of Grantor shall be limited to Grantor's interest in the Property hereby conveyed (immediately prior to the conveyance described in this Warranty Deed) and all amounts (collectively, "*Indemnified Amounts*") which are recovered from the non-affiliated transferors prior to Grantor in the Property's chain of title ("*Prior Transferors*") or pursuant to any title insurance policies for the Property existing prior to the date of this Warranty Deed ("*Pre-Existing Title Policy*").

Grantor irrevocably assigns to Grantee all of Grantor's right, title and interest in and to all Indemnified Amounts, including without limitation all claims, actions, rights of recovery and indemnity, losses, damages, expenses and fees (including, without limitation, reasonable attorneys' fees and court costs), at law, in equity or by contract, which Grantor may now or hereafter have against any and all Prior Transferors or under any Pre-Existing Title Policy, and Grantor hereby irrevocably designates and appoints Grantee as Grantor's attorney-in-fact, coupled with an interest, with respect to all Indemnified Amounts.

Notwithstanding any provision herein to the contrary, the warranties and covenants contained herein shall be solely for the benefit of and enforceable by Grantee hereunder and for no other party including heirs, successors and assigns of Grantee and under no circumstances shall such warranties and covenants be deemed to run with the land.

Without limiting the foregoing provisions of this Warranty Deed, if Grantee makes any claim against Grantor as the result of any alleged breach of any covenants or warranties in this Warranty Deed, upon Grantor's receipt of Grantee's written notice of such breach to the address set forth below, Grantor shall either (i) make and diligently pursue all claims against the Prior Transferors and against any title insurance company under any applicable Pre-Existing Title Policy, or (ii) permit Grantee, in the name of Grantor, to make any or all such claims, in all cases at the sole cost and expense of Grantee, including without limitation counsel selected and retained by Grantee as is reasonably acceptable to Grantor. If Grantor is named by any third-party in any proceeding in connection with any such claim, Grantee (at Grantee's sole cost) shall with counsel reasonably acceptable to Grantor defend and procure the dismissal of Grantor from such proceeding (subject to the requirements of law in connection with pursuing the claims against the Prior Transferors and the title insurance company, as applicable).

Grantor's address for notice pursuant to the immediately foregoing paragraph is: c/o Albertson's LLC, 250 Parkcenter Blvd., Boise, Idaho 83706.

[***The remainder of this page is intentionally left blank.***]

IN WITNESS WHEREOF, this Deed has been executed by Grantor on the date of the acknowledgement set forth below, to be effective for all purposes as of the 21st day of March 2018.

GRANTOR:

American Stores Properties LLC,
a Delaware limited liability company

By: _____
Name: BRADLEY R. BECKSTROM
Title: AUTHORIZED SIGNATORY

STATE OF IDAHO)
) ss.
County of Ada)

On this 21st day of March, 2018, before me Kayla Dawson, personally appeared Bradley Beckstrom known or identified to me (or proved to me on the oath of _____) to be the Authorized Signatory of American Stores Properties LLC, a Delaware limited liability company, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company, and acknowledged to me that such company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

KAYLA DAWSON NOTARY PUBLIC STATE OF IDAHO

_____
NOTARY PUBLIC FOR IDAHO
Residing at Boise, ID
My Commission Expires 12/14/2022

CHI 69058122

Store #938 (Surplus)
(Albuquerque, NM)
Warranty Deed

Land Records Corp. OR ALB12183 BE 2018025987.003

EXHIBIT A TO DEED

(LEGAL DESCRIPTION)

LOT NUMBERED TWO (2) SAN ANTONIO CENTER, AS THE SAME IS SHOWN AND DES IGNATED.ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON APRIL 24, 1989 IN PLAT BOOK C39, FOLIO 16.

Land Records Corp. OR ALB12183 BE 2018025987.004

EXHIBIT B TO DEED

(PERMITTED EXCEPTIONS)

1. Real estate taxes and special assessments that are not delinquent as of the date of this Warranty Deed.

2. Easements, covenants, conditions and restrictions that do not interfere with the current use and occupancy of the Property.