

IT
GREENS



THIS SPACE FOR USE BY RECORDING OFFICIAL

Prepared by and mail after recording to.

10019

Thomas E. Schoenheit, Esquire
Family Dollar Stores, Inc
Post Office Box 1017
Charlotte, NC 28201-1017
Phone: (704) 847-6961

Law

Lincoln#702646

STATE OF NEBRASKA

SHORT FORM LEASE

COUNTY OF LANCASTER

THIS SHORT FORM LEASE ("Lease") is made and entered into this 10th day of February, 2012, by and between Jeffery Fredrick, doing business as INDIAN VILLAGE SHOPPES, an individual ("Landlord"), and FAMILY DOLLAR, INC., a North Carolina corporation ("Tenant").

WITNESSETH

In consideration of the covenants set forth in this Lease, to all of which Landlord and Tenant agree, Landlord demises to Tenant, and Tenant leases from Landlord, that certain premises situated in the Landlord's Shopping Center known as Indian Village Shoppes located on the southwest corner of the intersection of South 13th Street and High Street, in the City of Lincoln, County of Lancaster, State of Nebraska, and being that space including the roof and exterior walls that contains 8,000 (100' x80') interior square feet (the "Demised Premises"). The Demised Premises are shown cross-hatched on Exhibit A - Site Plan. The Shopping Center is outlined by a bold black line on Exhibit A - Site Plan. Tenant and its employees and invitees are also granted the non-exclusive right to use the parking, service and access areas shown on Exhibit A - Site Plan. The Demised Premises are described on Exhibit B - Legal Description

Tenant will have and hold the Demised Premises for an initial term ending on the 31st day of March, 2017, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties and bearing even date herewith (the "Lease"), which Lease is incorporated herein by reference. The Lease will be automatically extended, in accordance with the terms of the Lease, one period at a time, for six (6) successive periods of five (5) years each unless Tenant cancels the Lease. The Tenant has been and is hereby granted, in accordance with the terms of the Lease, certain exclusive use rights with respect to its business in the Shopping Center.



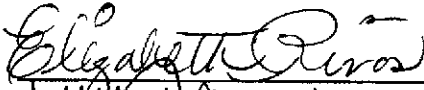
Furthermore, the Landlord has agreed and does hereby agree, in accordance with the terms of the Lease, that Landlord will not build any buildings in the Shopping Center except as shown on Exhibit A - Site Plan, that all areas shown on Exhibit A - Site Plan as paved, marked and lighted parking, service or access areas will always be devoted to such indicated uses, and that the Lease contains certain restrictions with respect to certain non-retail, parking-intensive uses

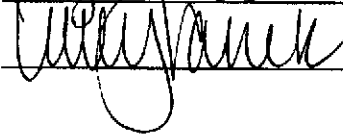
Landlord's Address:
JEFFERY FREDRICK
INDIAN VILLAGE SHOPPES
P O. Box 80612
Lincoln, NE 68501

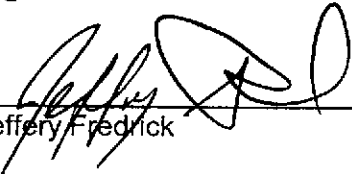
Tenant's Address:
FAMILY DOLLAR, INC.
Post Office Box 1017
Charlotte, North Carolina 28201-1017
Attn: Lease Administration Department

Witnesses:

LANDLORD
JEFFERY FREDRICK D/B/A INDIAN VILLAGE
SHOPPES



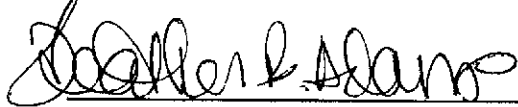


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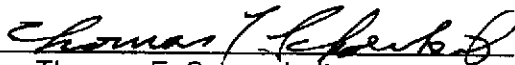
Jeffery Fredrick

ATTEST:

TENANT
FAMILY DOLLAR, INC.



Heather B. Adams
Assistant Secretary

By: 

Thomas E. Schoenheit
Vice President



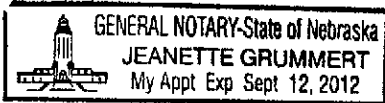
STATE OF Nebraska

NOTARY

COUNTY OF Lancaster

I, Jeanette Grummert a Notary Public in and for the aforesaid State and County, do hereby certify that JEFFERY FREDRICK personally appeared before me this day and acknowledged that the foregoing instrument was signed and executed by him for the purposes therein expressed.

WITNESS my hand and notarial seal this the 24 day of February, 2012



Jeanette Grummert
Printed Name: Jeanette Grummert
Notary Public

My Commission Expires:

9/12/2012

STATE OF NORTH CAROLINA

NOTARY

COUNTY OF MECKLENBURG

I, Georgina Maria Aguilera, a Notary Public in and for the aforesaid State and County, do hereby certify that THOMAS E. SCHOENHEIT and HEATHER B. ADAMS, Vice President and Assistant Secretary, respectively, of FAMILY DOLLAR, INC., personally appeared before me this day and that by the authority duly given and as the act of the corporation, the foregoing instrument was signed and executed by them for the purposes therein expressed.

WITNESS my hand and notarial seal this the 10th day of February, 2012.

Georgina Maria Aguilera
Georgina Maria Aguilera, Notary Public

My Commission Expires July 7, 2015

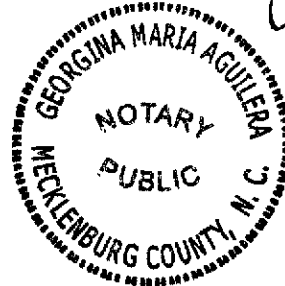
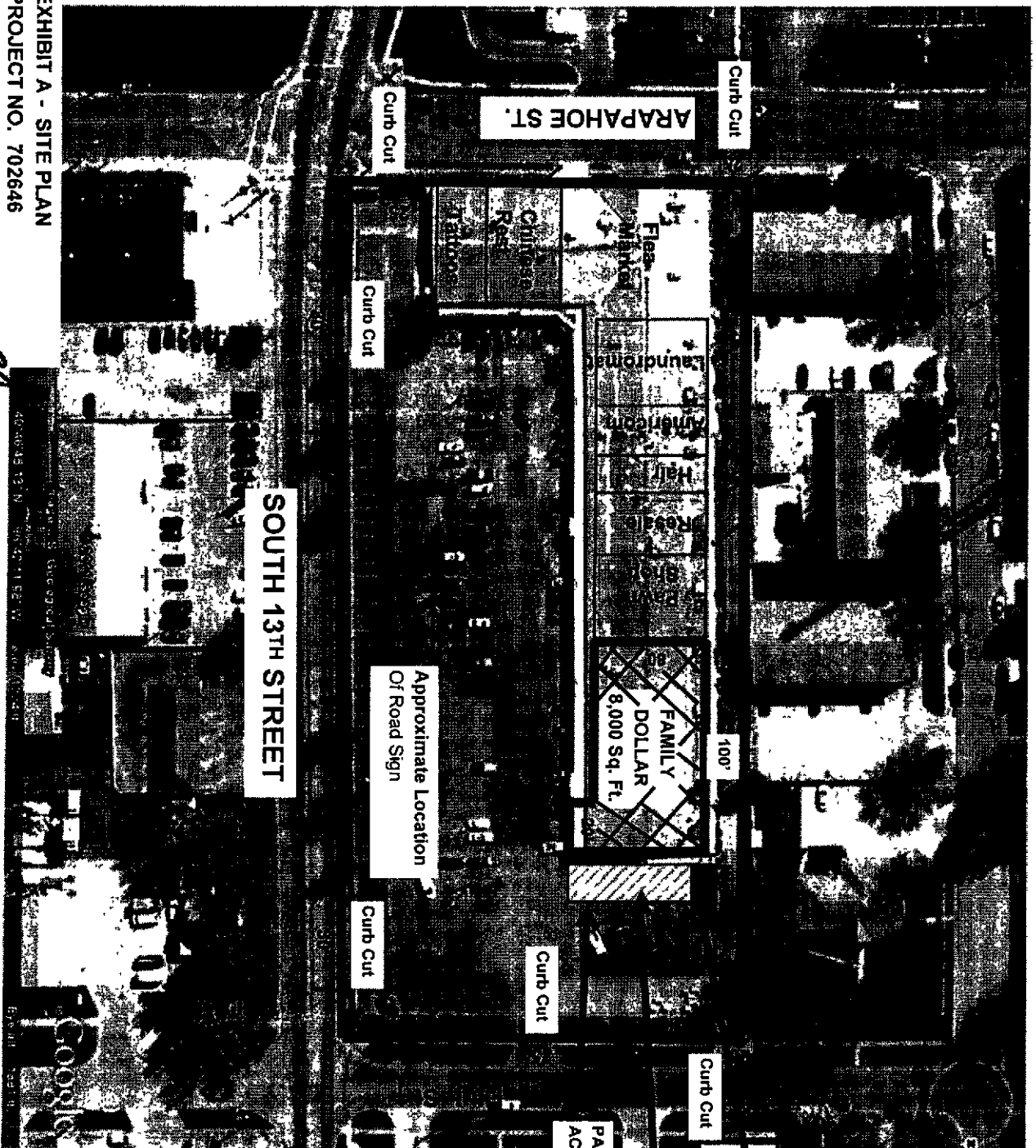


EXHIBIT A - SITE PLAN
 PROJECT NO. 702646
 LOCATION: LINCOLN, NE
 LANDLORD: LLP TENANT: JD



-# = 702646
 LLCOW, NE

Approximate Location
 Of Family Dollar Dumpsters (2)

Delivery Area
 PAVED AND LIGHTED SERVICE AND
 ACCESS AREA



*Approved
 or 9/10/14*

INDIAN VILLAGE SHOPPING CENTER LEGAL DESCRIPTION:

EXHIBIT B – LEGAL DESCRIPTION

S2, T9, R6, 6th Principal Meridian, IRREGULAR TRACT LOT 73 NE & W H GREEN'S SUB BLOCK 2 LOTS 1 THRU 5 & BLOCK 3 ALL OF LOTS 1 THRU 4 & LOT 5 EX 55' & EX E PT FOR ROAD & VAC CAVE STREET

