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 Received - DIANE L. BATTIATO  
 Register of Deeds, Douglas County, NE  
 1/22/2007 09:18:09.87


2007007780

## THIS SPACE FOR USE BY RECORDING OFFICIAL

Prepared by and mail after recording to: Thomas E. Schoenheit, Esquire  
 Family Dollar Stores, Inc.  
 Post Office Box 1017  
 Charlotte, NC 28201-1017  
 Phone: (704) 847-6961

STATE OF NEBRASKA

SHORT FORM LEASE

COUNTY OF DOUGLAS

THIS LEASE is made and entered into this 9th day of January, 2003, by and between SOUTH OMAHA PROPERTIES I, LLC, a Nebraska limited liability company (hereinafter called "Landlord"), and FAMILY DOLLAR, INC., a North Carolina corporation (hereinafter called "Tenant").

## W I T N E S S E T H

In consideration of the covenants hereinafter contained, to all of which Landlord and Tenant agree, Landlord hereby demises and lets to Tenant, and Tenant hereby rents and hires from Landlord the following described premises situated at the northwest corner of the intersection of Dodge Street and 44<sup>th</sup> Street, and having a street address of 4412 Dodge Street, in the City of Omaha, County of Douglas, State of Nebraska, and being that property fronting 120 feet on Dodge Street and extending 257 feet along 44<sup>th</sup> Street as shown outlined in red on Exhibit B - Site Plan attached hereto and made a part hereof.

Together with a building containing 7,800 (60' x 130') square feet of ground floor area plus all of the basement area beneath said ground floor area, all of which shall be provided by Landlord on the above-described premises along with the existing parking, service and access areas (said premises, the building, basement and other improvements thereon are hereinafter called the "demised premises").

TO HAVE AND TO HOLD the demised premises for an initial term ending on the 30th day of June, 2013, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties and bearing even date herewith (hereinafter called 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 two (2) 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 demised premises.

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 CKP \_\_\_\_\_ C/O \_\_\_\_\_ COMP 6  
 REL \_\_\_\_\_ SCAN \_\_\_\_\_ FV 9



Landlord's Address: SOUTH OMAHA PROPERTIES I, LLC  
P. O. Box 6375  
Omaha, NE 68106  
Attn: Dana Bradford

Tenant's Address: FAMILY DOLLAR, INC.  
P. O. Box 1017  
Charlotte, NC 28201-1017  
Attn: Lease Administration Department

IN WITNESS WHEREOF, this indenture has been duly executed by said parties in manner and form provided by law, this the day and year first above written.

Witnesses: LANDLORD  
SOUTH OMAHA PROPERTIES I, LLC (SEAL)  
[Signature]  
Print Name: Timothy M. Kerrigan By: [Signature]  
Dana Bradford, Managing Member

Print Name: \_\_\_\_\_

ATTEST: TENANT  
FAMILY DOLLAR, INC.  
[Signature]  
Thomas E. Schoenheit By: [Signature]  
Assistant Secretary Gilbert A. Lafare  
Senior Vice President

STATE OF NEBRASKA

NOTARY

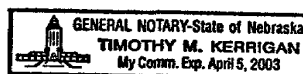
COUNTY OF Douglas  
I, Timothy M. Kerrigan, a Notary Public in and for the aforesaid State and County, do hereby certify that DANA BRADFORD, Managing Member, personally appeared before me this day and that by the authority duly given and on behalf of SOUTH OMAHA PROPERTIES I, LLC, the foregoing instrument was signed and executed by him for the purposes therein expressed.  
WITNESS my hand and notarial seal this the 28 day of January, 2003.

[Signature]  
Printed Name: Timothy M. Kerrigan  
Notary Public

My Commission Expires:  
4-5-03

STATE OF NORTH CAROLINA

NOTARY



COUNTY OF MECKLENBURG  
I, Tina C. Arris, a Notary Public in and for the aforesaid State and County, do hereby certify that GILBERT A. LAFARE and THOMAS E. SCHOENHEIT, Senior 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 9th day of January, 2003.

[Signature]  
Tina C. Arris Notary Public

My Commission Expires:  
04/01/2007

[Signature]



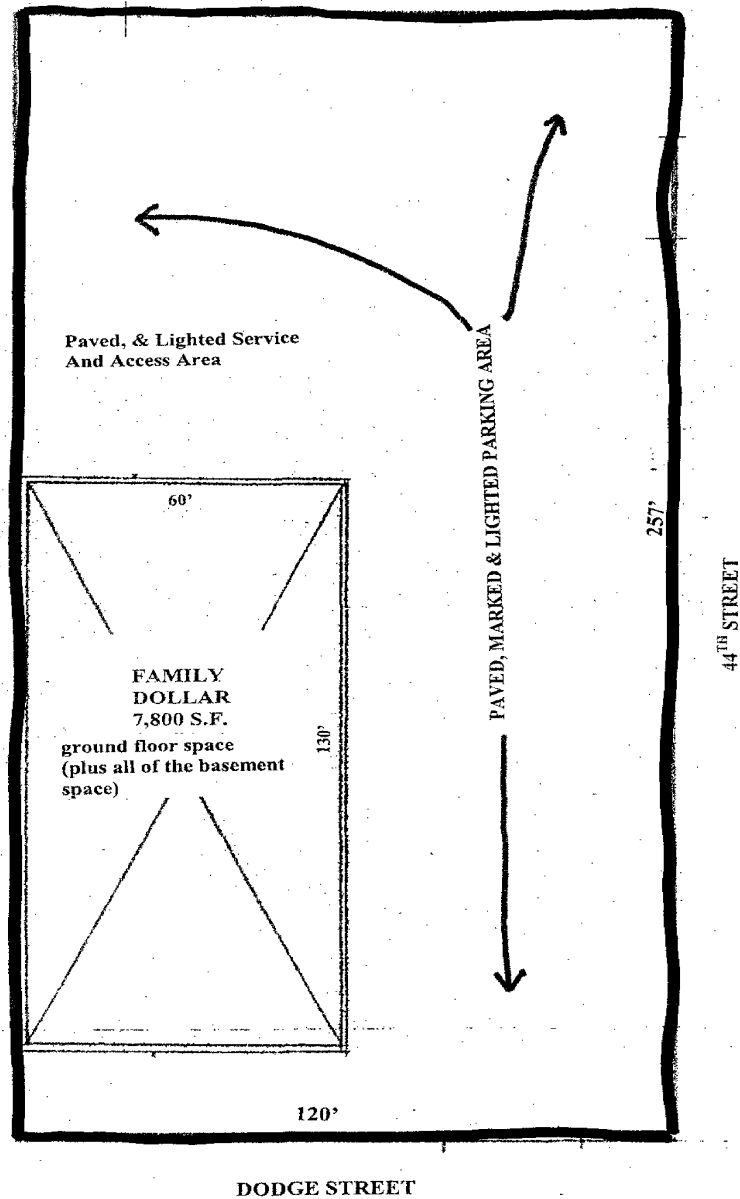


EXHIBIT B - SITE PLAN  
 SHORT FORM LEASE DATED: JANUARY 9, 2003  
 LOCATION: GRAND RAPIDS, MICHIGAN  
 LANDLORD: DB TENANT: SCW

## EXHIBIT "A"

The East 20 feet of Lots 3 and 36, and all of Lots 1, 2, 37 and 38, all in Block 4, in Briggs Place, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, together with all of the vacated alley adjacent to said Lots 1 and 2 and East 20 feet of Lot 3 on the South and adjacent to said East 20 feet of Lot 36 and all of Lots 37 and 38 on the North.

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