

Ent 152713 Bk 230 Pg 937  
Date: 11-FEB-2015 3:43:13PM  
Fee: \$18.00 Check  
Filed By: WO  
COLLEEN ALLEN, Recorder  
WAYNE COUNTY  
For: T&N PROPERTIES LC

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
Project #712274 Loa, UT	

STATE OF UTAH

COUNTY OF WAYNE

**SHORT FORM LEASE**

THIS SHORT FORM LEASE ("Lease") is made and entered into this 30<sup>th</sup> day of July, 2014, by and between T&N PROPERTIES, LLC, a Utah limited liability company ("Landlord") and FAMILY DOLLAR, INC., a North Carolina corporation ("Tenant").

WITNESSETH

In consideration of the covenants set forth in the Lease, to all of which Landlord and Tenant agree, Landlord demises to Tenant, and Tenant leases from Landlord that certain property, building and other improvements described below that are or will be situated on the northeast corner of the intersection of Main Street and 100 South, in the City of Loa, County of Wayne, State of Utah. Landlord will construct a building that contains 8,353 (104' x 80') square feet and the paved, marked, lighted parking, service and access areas shown on Exhibit A - Site Plan. The property, building and other improvements are the "Demised Premises" and are shown on Exhibit A - Site Plan. The Demised Premises are described on Exhibit A-1 - Legal Description.

Tenant will have and hold the Demised Premises for an initial term ending on the 30<sup>th</sup> day of September, 2029, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties dated July 16, 2014, as amended by that First Amendment to Lease Agreement bearing even date herewith (the "Lease"), which Lease is incorporated in this Short Form 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 Demised Premises.



Project #712274 Loa, UT

Landlord's Address:  
T&N PROPERTIES, LLC  
1835 South Highway 39  
Perry, Utah 84302

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

Landlord and Tenant have caused this Short Form Lease to be duly signed and sealed.

LANDLORD

Witnesses:

T&N PROPERTIES, LLC

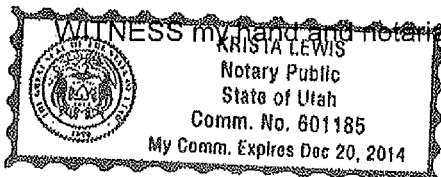
Melanie Foster  
[Signature]

By: [Signature]  
Name: Kurtis Lund  
Title: Manager

STATE OF Utah  
COUNTY OF Cache

NOTARY

I, Krista Lewis, a Notary Public in and for the aforesaid State and County, do hereby certify that Kurtis Lund personally appeared before me this day and that by the authority duly given and on behalf of T&N PROPERTIES, LLC, the foregoing instrument was signed and executed by him for the purposes therein expressed.



12th August  
day of July, 2014.  
[Signature]  
Printed Name: Krista Lewis  
Notary Public

My Commission Expires: 12/20/14



ATTEST: TENANT  
FAMILY DOLLAR, INC.

Thomas E. Schoenheit  
Thomas E. Schoenheit  
Assistant Secretary

By: Jose M. Luis  
Jose M. Luis  
Vice President  
Real Estate Development

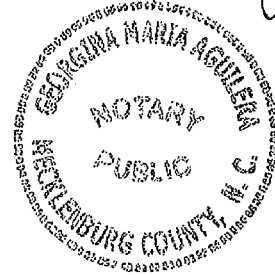
STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG  
NOTARY

I, Georgina Maria Aguilera, a Notary Public in and for the aforesaid State and County, do hereby certify that JOSE M. LUIS and THOMAS E. SCHOENHEIT, Vice President-Real Estate Development 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 30<sup>th</sup> day of July, 2014.

Georgina Maria Aguilera  
Georgina Maria Aguilera, Notary Public

My Commission Expires: July 7, 2015





## **Exhibit A1**

Beginning at the SW Corner of Lot 2 Block 10 Loa Townsite Survey thence North 176.06 feet thence East 260.04 thence South 93.56 feet thence West 82.5 feet thence South 82.5 feet thence West 177.54 feet to beginning

Cont .894 acres