



C2-8 NW

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 #711900 Veyo, UT

STATE OF UTAH

COUNTY OF WASHINGTON

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 east side of Main Street, north of its intersection with Center Street, in the City of Veyo, County of Washington, 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 28, 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 #711900 Veyo, 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.

Witnesses:

LANDLORD  
T&N PROPERTIES, LLC

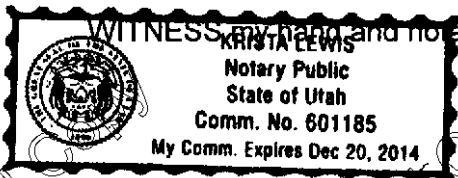
Merrilee Gates

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.




WITNESS my hand and notarial seal this the 12th day of August, 2014.  
[Signature]  
Printed Name: Krista Lewis  
Notary Public

My Commission Expires: 12/20/14



Project #711900 Veyo, UT

ATTEST:

  
Thomas E. Schoenheit  
Assistant Secretary

TENANT  
FAMILY DOLLAR, INC.

By:   
Jose M. Luis  
Vice President  
Real Estate Development

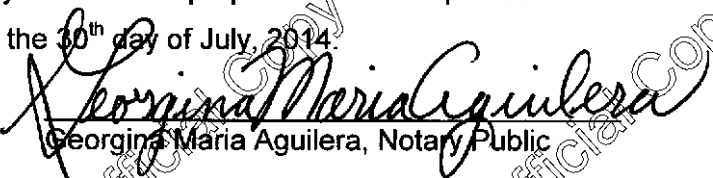


STATE OF NORTH CAROLINA  
COUNTY OF MECKLENBURG

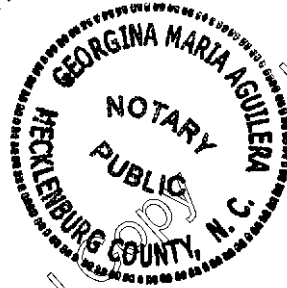
NOTARY

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, Notary Public

My Commission Expires July 7, 2015

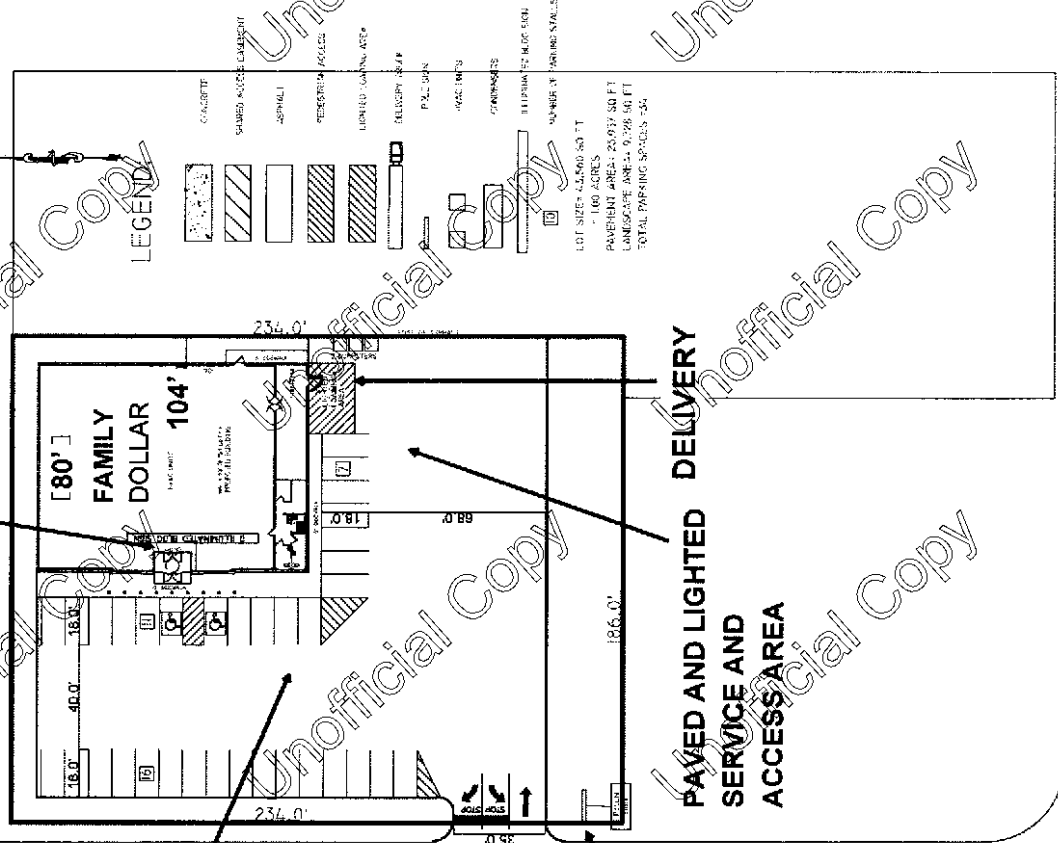


**EXHIBIT A - SITE PLAN**

ENGINEERING RESOURCE MANAGEMENT  
 CIVIL Structural Geotech  
 406 E 300 S SUITE 277  
 SLC UTAH 84115

DATE:	1/31/2014
DRAWN BY:	DSB
DESIGNED BY:	DSB
REVIEWED BY:	DSB
CHECK:	

711900  
 Veyo, UT  
 Approved ODO  
 02/10/14



**LEGEND**

[Symbol]	CONCRETE
[Symbol]	SHARED ACCESS EMBANKMENT
[Symbol]	ASPHALT
[Symbol]	RESERVED PARKING
[Symbol]	LIGHTED CARINA AREA
[Symbol]	DELIVERY DRIVE
[Symbol]	PAVE DRIVE
[Symbol]	ASBESTOS
[Symbol]	CONCRETE
[Symbol]	TEMPORARY FLOOR SIGN
[Symbol]	NUMBER OF TRAILING ZEROS

LOT SIZE = 45,500 SQ FT  
 PAVEMENT AREA = 20,077 SQ FT  
 LANDSCAPE AREA = 9,296 SQ FT  
 TOTAL PARKING SPACES = 55

Building Sign Type 'D'

DELIVERY  
 PAVED AND LIGHTED  
 SERVICE AND  
 ACCESS AREA

PAVED, MARKED AND  
 LIGHTED PARKING  
 AREA

Pylon Sign  
 Type 'G'

470

2,510

**MAIN ST**

**CENTER ST.**



**Exhibit A-1 – Legal Description**

All of Lot 8, and an undivided one-tenth (1/10) interest in Lot 11 of the Chadburn Subdivision, A Subdivision located in Section 6, Township 40 South, Range 16 West, SLB&, as shown on the Official Plat thereof, recorded in the Office of the County Recorder of WASHINGTON County, State of Utah.

**Exhibit A-1 – Legal Description**

**\*\* To be inserted by Landlord \*\***

