

Ent 409525 Page 1 of 6
Date: 02-MAR-2015 12:01:54PM
Fee: \$20.00 Check
Filed By: CJ
CONNIE JENSEN, Recorder
EMERY COUNTY CORPORATION
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 #711982 Huntington, UT	

STATE OF UTAH

COUNTY OF EMERY

SHORT FORM LEASE

THIS SHORT FORM LEASE ("Lease") is made and entered into this 30th 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 west side of Main Street, south of its intersection with W 200 N, in the City of Huntington, County of Emery, 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 30th 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.



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

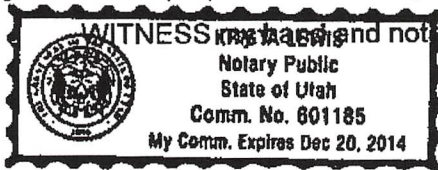
Melanie Foster
[Signature]

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

STATE OF Utah
COUNTY OF Cache

NOTARY

I, Arista 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: Arista Lewis
Notary Public

My Commission Expires: 12/20/14



ATTEST: TENANT
FAMILY DOLLAR, INC.

Thomas E. Schoenheit By: Jose M. Luis
Thomas E. Schoenheit Jose M. Luis
Assistant Secretary 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 30th day of July, 2014.

Georgina Maria Aguilera
Georgina Maria Aguilera, Notary Public

My Commission Expires: July 7, 2015

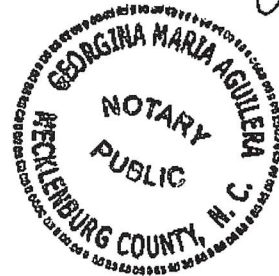


Exhibit A-1 – Legal Description

**** To be Inserted by Landlord ****



Exhibit A-1 – Legal Description

PARCEL 1 BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 44, HUNTINGTON TOWNSITE SURVEY AND RUNNING THENCE WEST 16.5 RODS; THENCE SOUTH 135 FEET; THENCE EAST 16.5 RODS; THENCE NORTH 135 FEET TO THE PLACE OF BEGINNING.

PARCEL 1A ALSO: RIGHT OF WAY OVER AND UPON THE FOLLOWING PARCEL:

BEGINNING AT A POINT 135 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1 AND RUNNING THENCE SOUTH OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST 16 FEET; THENCE NORTH TO A POINT DUE EAST OF THE PLACE OF BEGINNING; THENCE WEST 16 FEET TO THE PLACE OF BEGINNING AS CREATED BY THAT CERTAIN QUITCLAIM DEED DATED 12-4-34 AND RECORDED IN THE OFFICE OF THE COUNTY RECORDER ON 11-18-37 IN BOOK A-2 OF QUIT CLAIM DEEDS AT PAGE 348-349.