



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 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 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 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.



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

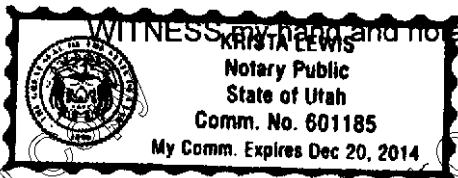
Merrilee Gates

By: Kurtis Lund
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.




My Commission Expires: 12/20/14

12th August
Krista Lewis
Printed Name: Krista Lewis
Notary Public



Project #711900 Veyo, UT

ATTEST:


Thomas E. Schoenheit
Assistant Secretary

TENANT
FAMILY DOLLAR, INC.

By: 
Jose M. Luis
Vice President
Real Estate Development

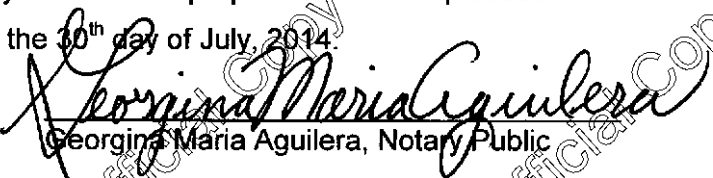


STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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 30th day of July, 2014.


Georgina Maria Aguilera, Notary Public

My Commission Expires July 7, 2015

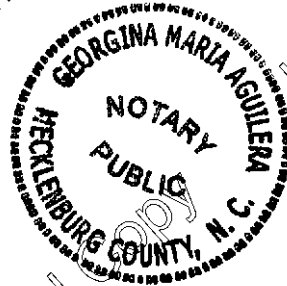


EXHIBIT A - SITE PLAN

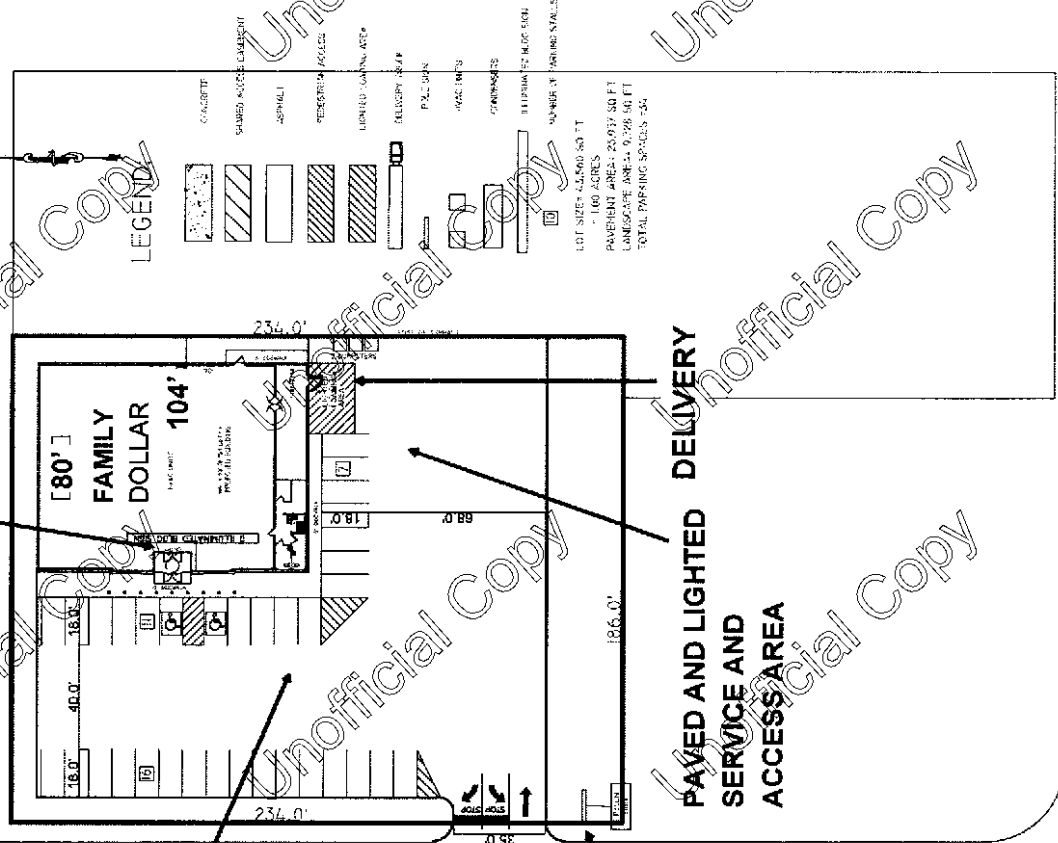
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ENGINEERING RESOURCE MANAGEMENT
 CIVIL Structural Geotech
 408 E 300 S SUITE 277
 SLC UTAH 84115

VEYO UT.
 FAMILY DOLLAR

DATE:	1/31/2015
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 CANOPY AREA
[Symbol]	DELIVERY DRIVE
[Symbol]	PAVE DRIVE
[Symbol]	ASBESTOS
[Symbol]	CONCRETE
[Symbol]	TEMPORARY FLOOR SIGN
[Symbol]	NUMBER OF PARKING SPACES

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'

2,510

MAIN ST

470

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 ****

