

00666973

B: 1308 P: 434 Fee \$20.00  
Debbie B. Johnson, Iron County Recorder Page 1 of 6  
03/02/2015 11:55:28 AM By FAMILY DOLLAR STORES INC



A-394

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

#11290 Parowan, UT

STATE OF UTAH

COUNTY OF IRON

SHORT FORM LEASE

THIS SHORT FORM LEASE ("Lease") is made and entered into this 29<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 Highway 271, in the City of Parowan, County of Iron, 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 January 20, 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.

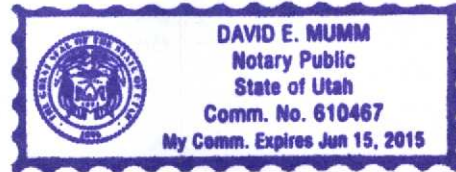
LANDLORD

T&N PROPERTIES, LLC

Witnesses:

Justa Lewis  
Amy Melanick

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



STATE OF UTAH  
COUNTY OF CACHE

NOTARY

I, DAVID E. MUMM, 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 11<sup>TH</sup> day of July, 2014.

[Signature]  
Printed Name: DAVID E. MUMM  
Notary Public

My Commission Expires: 6-15-15

00666973

B: 1308 P: 435 Fee \$20.00  
Debbie B. Johnson, Iron County Recorder Page 2 of 6  
03/02/2015 11:55:28 AM By FAMILY DOLLAR STORES INC



ATTEST:

TENANT  
FAMILY DOLLAR, INC.

  
Thomas E. Schoenheit  
Assistant Secretary

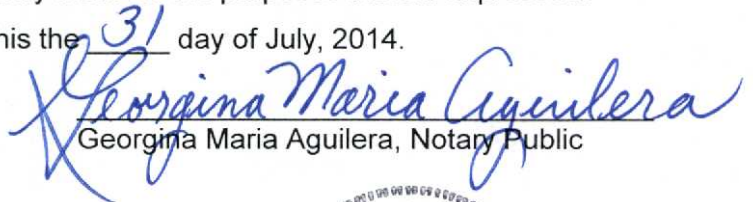
By:   
Jose M. Luis  
Vice President  
Real Estate Development

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 31 day of July, 2014.

  
Georgina Maria Aguilera, Notary Public

My Commission Expires: July 7, 2015



00666973

B: 1308 P: 436 Fee \$20.00  
Debbie B. Johnson, Iron County Recorder Page 3 of 6  
03/02/2015 11:55:28 AM By FAMILY DOLLAR STORES INC







NORTH  
↑

600 N

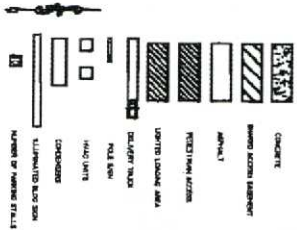
00666973

B: 1308 P: 437 Fee \$20.00  
Debbie B. Johnson, Iron County Recorder Page 4 of 6  
03/02/2015 11:55:28 AM By FAMILY DOLLAR STORES INC



Approximate Location  
of Pylon Sign Type "G"

LEGEND:



1,840

MAIN STREET

NOT A PART OF  
THE DEMISED  
PREMISES

Building Sign  
Type D

BUILDING SIGN TYPE "C"

1,070

DELIVERY

Approximate Location  
of Family Dollar  
Dumpsters (3)

SHARED ACCESS  
EASEMENT

711404  
Parowan, UT  
Approved ODO  
12/26/13

EXHIBIT A - SITE PLAN



PRELIMINARY

DATE:	12/10/2013
DRAWN BY:	DSG
DESIGNED BY:	DRW
REVIEWED BY:	CHK

PAROWAN UT -  
FAMILY DOLLAR  
580 N MAIN  
FAMILY DOLLAR

ENGINEERING RESOURCE MGMT  
CIVIL Structural Geotech  
408 E 300 S SUITE 177  
SLC UTAH 84111

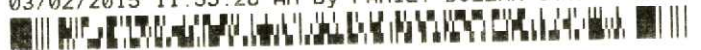
SHEET NO.	1
TOTAL SHEETS	1
DATE	
BY	
CHECKED	
APPROVED	

# Exhibit A-1 – Legal Description

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

**00666973**

B: 1308 P: 438 Fee \$20.00  
Debbie B. Johnson, Iron County Recorder Page 5 of 6  
03/02/2015 11:55:28 AM By FAMILY DOLLAR STORES INC



## Exhibit A-1 – Legal Description

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 46, PLAT B, PAROWAN CITY SURVEY, SAID POINT OF BEGINNING BEING NORTH 89°36'52" WEST 1922.17 FEET AND SOUTH 00°35'24" EAST 391.30 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 9 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTH 00°35'24" WEST ALONG THE EAST LINE OF MAIN STREET 292.18 FEET TO A POINT SOUTH 00°35'24" EAST 99.12 FEET FROM THE NORTHWEST CORNER OF LOT 3, SAID BLOCK 46; THENCE DEPARTING SAID RIGHT OF WAY AND BLOCK LINE RUNNING SOUTH 89°37'14" EAST 198.19 FEET; THENCE SOUTH 00°35'34" EAST ALONG THE LOT LINE 336.37 FEET TO A POINT AT THE CENTERLINE OF 600 NORTH; THENCE SOUTH 00°34'06" EAST 187.38 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF OLD HIGHWAY 91; THENCE SOUTH 53°28'28" WEST ALONG SAID RIGHT OF WAY 165.11 FEET TO A POINT ON THE SOUTH LINE OF LOT 3, BLOCK 43; THENCE SOUTH 89°25'16" WEST 64.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND A POINT ON THE EAST RIGHT OF WAY OF MAIN STREET; THENCE NORTH 00°34'33" WEST ALONG THE EAST LINE OF MAIN STREET 284.32 FEET TO A POINT AT THE CENTERLINE OF 600 NORTH STREET; THENCE NORTH 00°35'24" WEST 47.50 FEET TO THE POINT OF BEGINNING.

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Debbie B. Johnson, Iron County Recorder Page 6 of 6  
03/02/2015 11:55:28 AM By FAMILY DOLLAR STORES INC

