

A

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 FEB 13 AM 11:17

MICHAEL B. BROWN  
RECORDER

2014 008543

Lowell#705000  
STATE OF INDIANA  
COUNTY OF LAKE

SHORT FORM LEASE

THIS SHORT FORM LEASE ("Lease") is made and entered into this 30th day of August, 2012, by and between TRIPLE S PARTNERS DEVELOPMENT, LLC, an Indiana limited liability company ("Landlord"), and FAMILY DOLLAR STORES OF INDIANA, L.P., an Indiana limited partnership ("Tenant").

**NOT OFFICIAL!**

WITNESSETH:  
This Document is the property of  
the Lake County Recorder!

In consideration of the covenants set forth in this Lease, to all of which Landlord and Tenant agree, Landlord demises to Tenant, and Tenant leases from Landlord, the property, building and other improvements described below that are situated on the north side of East Commercial Avenue across from the intersection of East Commercial Avenue and Joe Martin Road, in the City of Lowell, County of Lake, State of Indiana. The irregularly-shaped property fronts approximately 120 feet on East Commercial Avenue and extends approximately 238 feet in an northerly direction to the rear as shown on Exhibit A - Site Plan. Landlord will construct a building that contains 8,320 (80' x 104') 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." The Demised Premises are described on Exhibit B - Legal Description.

Tenant will HAVE AND HOLD the Demised Premises for an initial term ending on the 30th day of September, 2023, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties and bearing even date herewith (the "Lease"), which Lease is incorporated herein by reference. The Lease will be automatically extended, in accordance with the terms of the Lease, one period at a time, for five (5) successive periods of five (5) years each unless Tenant cancels the Lease. 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.

CASH  
\$17.00  
M-E

INITIAL  
LIBS.  
HERE

Landlord's Address:  
TRIPLE S PARTNERS DEVELOPMENT, LLC  
Post Office Box 30456  
Indianapolis, Indiana 46230

Tenant's Address:  
FAMILY DOLLAR STORES  
OF INDIANA, L.P.  
Post Office Box 1017  
Charlotte, North Carolina 28201-1017  
Attn: Lease Administration Department

Witnesses:

LANDLORD (SEAL)  
TRIPLE S PARTNERS DEVELOPMENT, LLC

Chelsea Hau  
Chelsea Gross

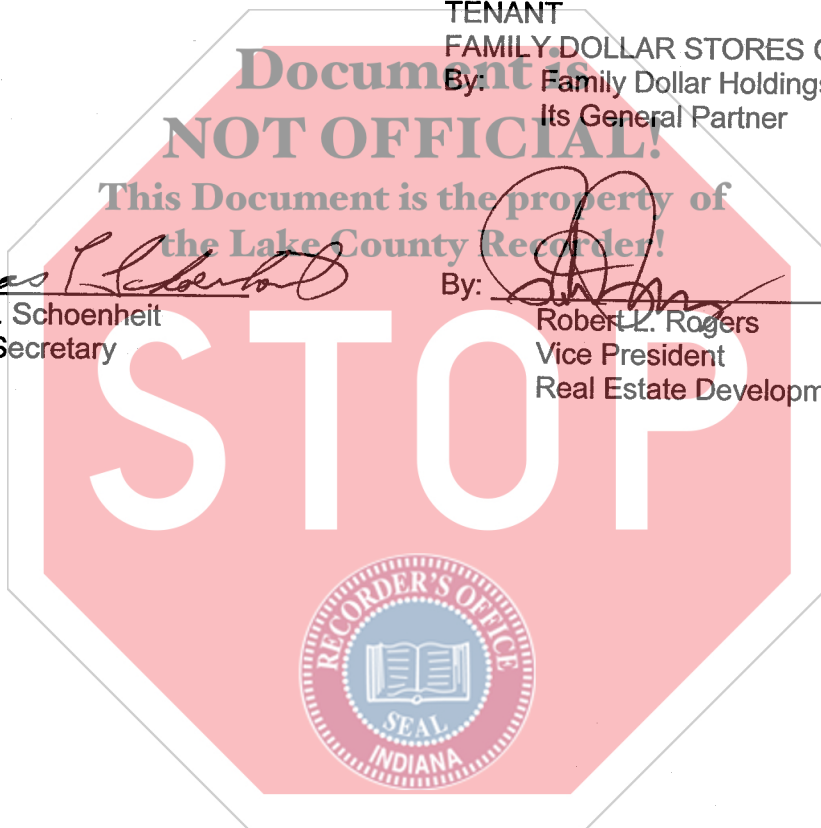
By: [Signature]  
Louis B. Schiesz  
Managing Member

ATTEST:

TENANT  
FAMILY DOLLAR STORES OF INDIANA, L.P.  
By: Family Dollar Holdings, Inc.  
Its General Partner

Thomas E. Schoenheit  
Thomas E. Schoenheit  
Assistant Secretary

By: [Signature]  
Robert L. Rogers  
Vice President  
Real Estate Development



STATE OF INDIANA

NOTARY

COUNTY OF MARION

I, Chelsea Gross, a Notary Public in and for the aforesaid State and County, do hereby certify that LOUIS B. SCHIESZ, Managing Member, personally appeared before me this day and that by the authority duly given and on behalf of TRIPLE S PARTNERS DEVELOPMENT, LLC, the foregoing instrument was signed and executed by him for the purposes therein expressed.

WITNESS my hand and notarial seal this the 5<sup>th</sup> day of September, 2012.

Chelsea Gross  
Printed Name: Chelsea Gross  
Notary Public

My Commission Expires: 9/30/2014

STATE OF NORTH CAROLINA

NOTARY

COUNTY OF MECKLENBURG

I, Crystal M. Campbell, a Notary Public in and for the aforesaid State and County, do hereby certify that ROBERT L. ROGERS and THOMAS E. SCHOENHEIT, Vice President – Real Estate Development and Assistant Secretary, respectively, of FAMILY DOLLAR HOLDINGS, INC., personally appeared before me this day and that by the authority duly given and as the act of the corporation, as General Partner of FAMILY DOLLAR STORES OF INDIANA, L.P., 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 August, 2012.

**CRYSTAL M. CAMPBELL**  
NOTARY PUBLIC  
Mecklenburg County, North Carolina  
My Commission Expires January 6, 2013

Crystal M. Campbell  
Crystal M. Campbell  
Notary Public

My Commission Expires: January 6, 2013

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

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.



Montgomery  
Architects

Tam Montgomery  
Architect

765-215-0152

6' ALMOND  
PVC FENCE

238' - 5 3/4"

6' ALMOND  
PVC FENCE

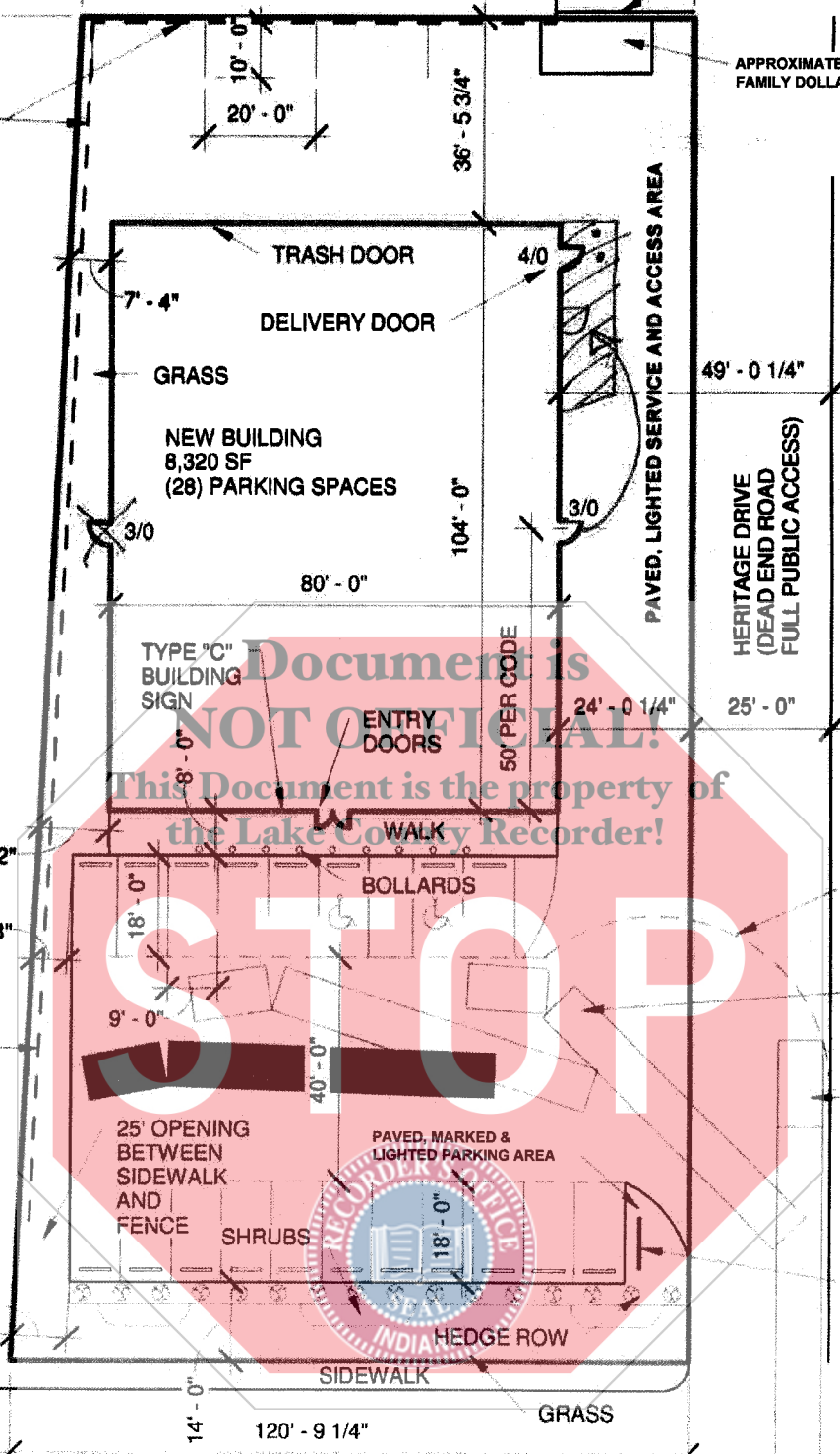
9' - 7 1/4"

TO JOE MARTIN ROAD

109' - 7 7/8"

EXG FENCE

APPROXIMATE LOCATION OF  
FAMILY DOLLAR DUMPSTERS (2)



Approved  
ODD  
4/20/12

TRUCK  
PATTERN

(28) PARKING SPACES  
PAVED AND LIT  
PARKING

74' SEMI

10'X7' TWO SIDED  
TYPE "H" PYLON  
SIGN, 20' HIGH

EAST COMMERCIAL AVENUE



EXHIBIT A - SITE PLAN

PROJECT NO. 705000

LOCATION: LOWELL, IN

LANDLORD: L.B.S. TENANT: