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2016 002405

STATE OF INDIANA
LAKE COUNTY
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2016 JAN 14 PM 2:31

MICHAEL E. BROWN
RECORDER

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THIS SPACE FOR USE BY RECORDING OFFICIAL

Prepared by and mail after recording to:

Russell V. Traw, Esquire
Family Dollar Stores, Inc.
Post Office Box 1017
Charlotte, NC 28201-1017
Phone: (704) 847-6961

10357

STATE OF INDIANA

COUNTY OF LAKE

SHORT FORM LEASE

THIS SHORT FORM LEASE ("Lease") is made and entered into this 27th day of June, 2013, by and between FD HAMMOND INDIANA CALUMET AND VINE, LLC, an Indiana Limited Liability Company ("Landlord"), and FAMILY DOLLAR STORES OF INDIANA, L.P., an Indiana Limited Partnership ("Tenant").

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WITNESSETH

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, that certain property, building and other improvements described below that are or will be situated on the northeast corner of Calumet Avenue and Vine Street in the City of Hammond, County of Lake, State of Indiana. The property fronts approximately 275 feet on Calumet Avenue and extends approximately 123 feet in a westerly direction to the rear as shown on Exhibit A-Site Plan. Landlord will construct a building that contains approximately 8,320 (104' x 80') exterior square feet and the paved, marked, lighted parking, service and access areas shown on Exhibit A - Site Plan. The property, building, parking, service and access areas 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 June, 2024, 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. 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.

\$19.00 -

E ✓ # 4026980

JAS



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Landlord's Address:
FD HAMMOND INDIANA CALUMET
L.P.
AND VINE, LLC
Attn: Nicholas G. Stratigakes
19 South LaSalle, Suite 1007
Chicago, Illinois 60603

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

IN WITNESS WHEREOF, this Short Form Lease has been duly executed by said parties in manner and form provided by law, this the day and year first above written.

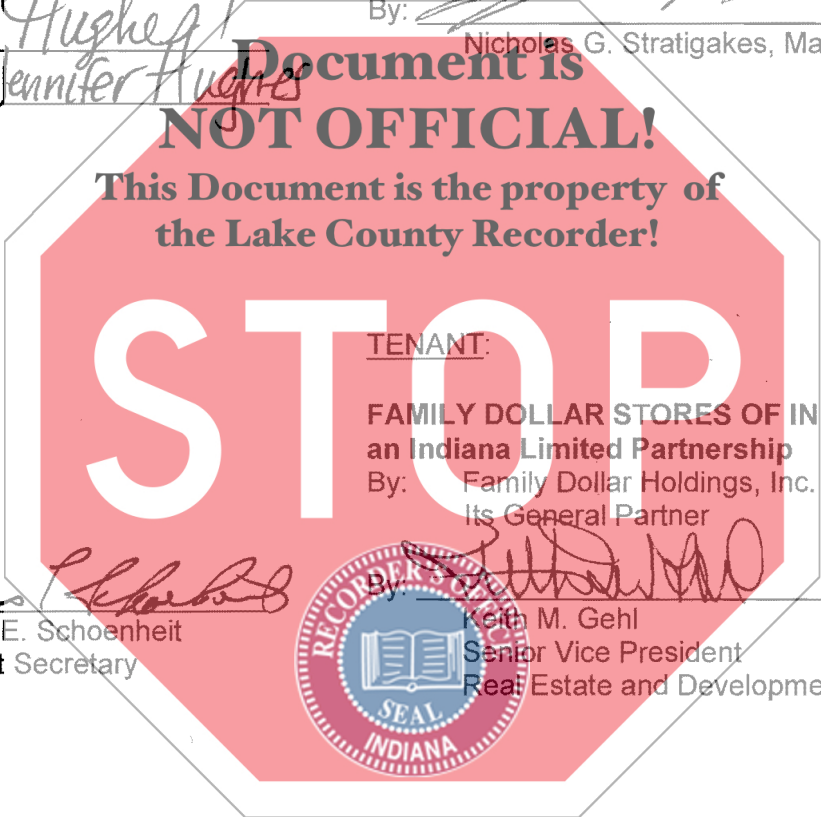
Witnesses:

Kelisa R. Barry
Print Name: Kelisa R. Barry
Jennifer Hughes
Print Name: Jennifer Hughes

LANDLORD:

FD HAMMOND INDIANA CALUMET AND VINE,
LLC
an Indiana Limited Liability Company

By: *Nicholas G. Stratigakes*
Nicholas G. Stratigakes, Manager



ATTEST:

By: *Thomas E. Schoenheit*
Thomas E. Schoenheit
Assistant Secretary

TENANT:

FAMILY DOLLAR STORES OF INDIANA, L.P.,
an Indiana Limited Partnership
By: Family Dollar Holdings, Inc.
Its General Partner

By: *Keith M. Gehl*
Keith M. Gehl
Senior Vice President
Real Estate and Development



Hammond, IN #706221

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS.

The foregoing instrument was acknowledged before me this 12th day of ~~February~~ July, 2013, by Nicholas G. Stratigakes, as Manager of FD HAMMOND INDIANA CALUMET AND VINE, LLC , an Indiana Limited Liability Company. He is personally known to me.

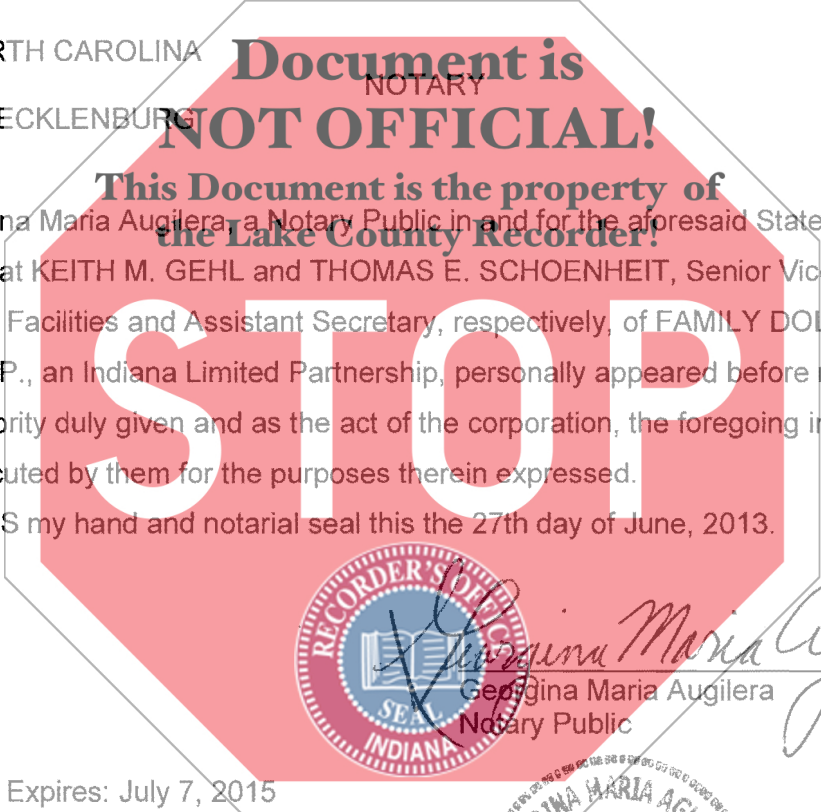
Given under my hand and notarial seal as of the 12th day July, 2013.



Suzanne Drnek (SEAL)
Printed Name: Suzanne Drnek
Notary Public

My Commission Expires: 3-30-2015

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

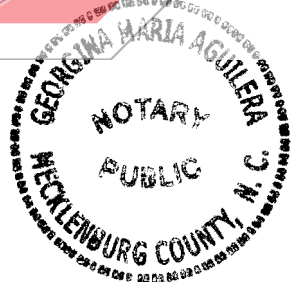


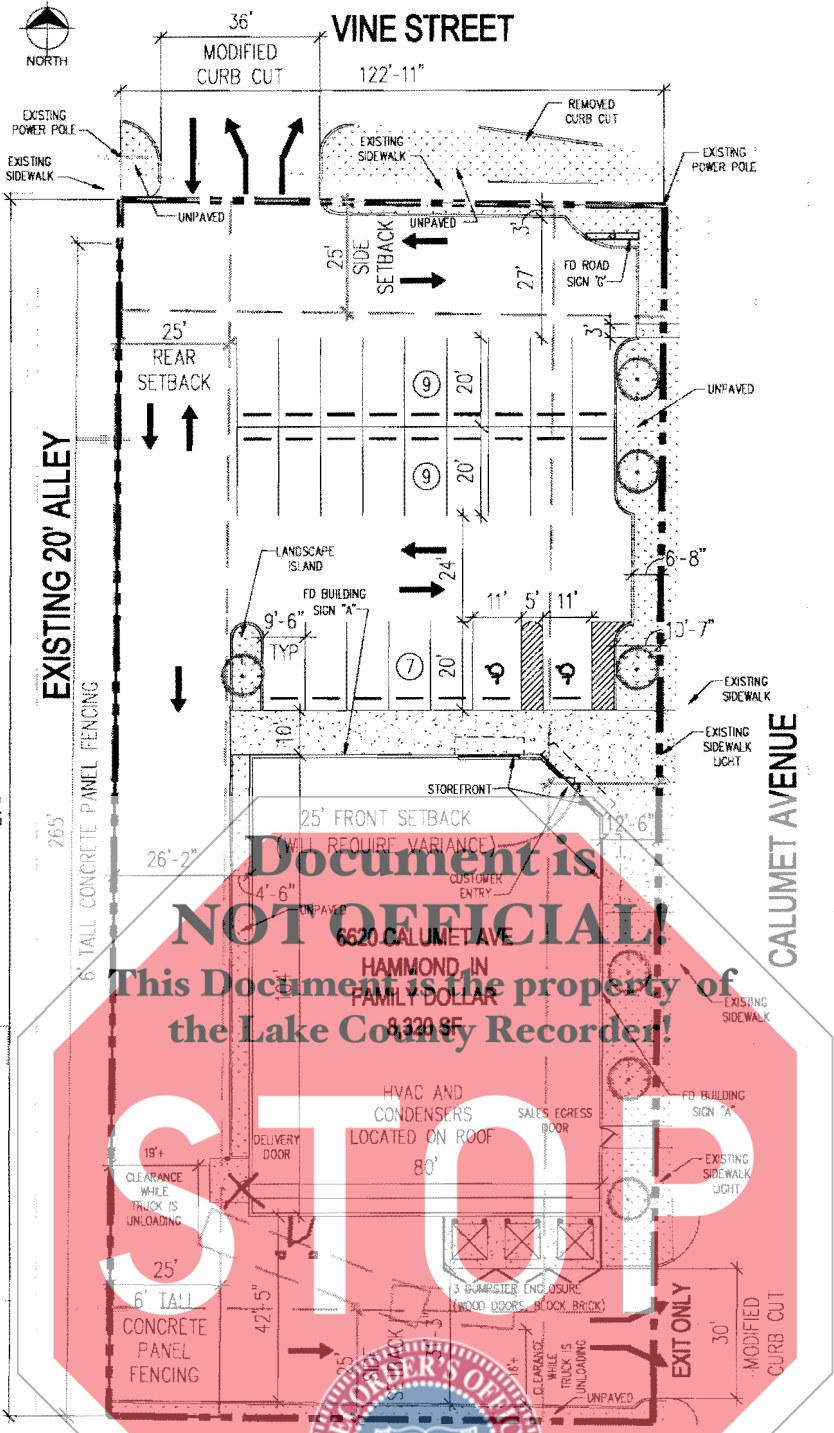
I, Georgina Maria Aguilera, a Notary Public in and for the aforesaid State and County, do hereby certify that KEITH M. GEHL and THOMAS E. SCHOENHEIT, Senior Vice President – Real Estate and Facilities and Assistant Secretary, respectively, of FAMILY DOLLAR STORES OF INDIANA, L.P., an Indiana Limited Partnership, 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 27th day of June, 2013.

Georgina Maria Aguilera
Georgina Maria Aguilera
Notary Public

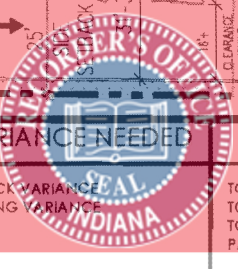
My Commission Expires: July 7, 2015





706221
Hammond, IN
Approved
ODO
04/22/13

Exhibit A - Site Plan



TRUCK PATH	ZONING	VARIANCE NEEDED	SITE ANALYSIS	NOTES
90 DEGREE TURN REQUIRES A MINIMUM OF 27' CURB CUT ACCESS IS 30' SEMI WITH TRAILER TYPICAL LENGTH IS 75'	"C-4" GENERAL COMMERCIAL BUILDING SETBACKS: 25' FRONT 25' SIDE R.O.W. 25' REAR	SETBACK VARIANCE PARKING VARIANCE	TOTAL SITE AREA: .76 ACRES TOTAL BUILDING AREA: 8320 S.F. (GROSS) TOTAL PROVIDED PARKING STALLS: 25 SPACES PARKING RATIO: 1 SPACES / 200 S.F. (GROSS) 1 SPACE / EMPLOYEE	THIS LAYOUT WAS PREPARED WITHOUT BENEFIT OF A SURVEY. SOME ASPECTS OF THE LAYOUT MAY CHANGE UPON FURTHER INVESTIGATION.

pb2
architecture
+ engineering

710 West Roselawn Drive
Rogers, Arkansas 72756
Phone: 479.636.3545
Fax: 479.636.1209

Architect of Record
Bradley J. Phillips

FAMILY DOLLAR

Location Hammond, IN #0000
Calumet & Vine

Date 01.08.12 Job No. 0000.0000

Preliminary Site Plan

Parking Pref: 25-40
Parking Req: 46
Parking Shown: 25

1 of 4

EXHIBIT B

Legal Description

Lots Numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 in Block 8 in Madison Terrace, a subdivision in the City of Hammond, Lake County, Indiana, as per plat thereof recorded in Plat Book 15, page 8, in the Office of the Recorder of Lake County, Indiana.

Address: 6620 Calumet Avenue, Hammond, Indiana

Parcel Numbers: 45-06-12-223-015.000-023 (as to Lot 1)
45-06-12-223-016.000-023 (as to Lot 2)
45-06-12-223-017.000-023 (as to Lots 3 and 4)
45-06-12-223-018.000-023 (as to Lot 5)
45-06-12-223-019.000-023 (as to Lots 6, 7, 8, 9, 10 and 11)

