

Gary, IN (#716219)

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 DEC -4 AM 10:06

MICHAEL B. BROWN
RECORDER

2017 081941

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Prepared by and mail after recording to:

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

Gary, IN (#716219)

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STATE OF INDIANA
COUNTY OF LAKE

STOP

SHORT FORM LEASE

FILED

DEC 1 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

THIS SHORT FORM LEASE is made and entered into this 25th day of May, 2017, by and between FD GARY INDIANA WEST 5TH AVENUE AND CLINTON STREET, LLC, an Indiana limited liability company ("Landlord"), and FAMILY DOLLAR STORES OF INDIANA, LLC, a North Carolina limited liability company ("Tenant").

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 situated on the southwest corner of New York Street and Sherman Street, in the City of Gary, County of Lake, State of Indiana. The property fronts approximately 132.00 feet on Sherman Street and extends approximately 163.00 feet along New York Street as shown on **Exhibit A** - Site Plan. The property includes an existing building that contains approximately 10,500 (80' x 130') 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 shown on **Exhibit A - Site Plan** and are more particularly described on **Exhibit B - Legal Description**.

43275

\$25000



Handwritten initials 'AS' and 'E'.

✓ #1077008511

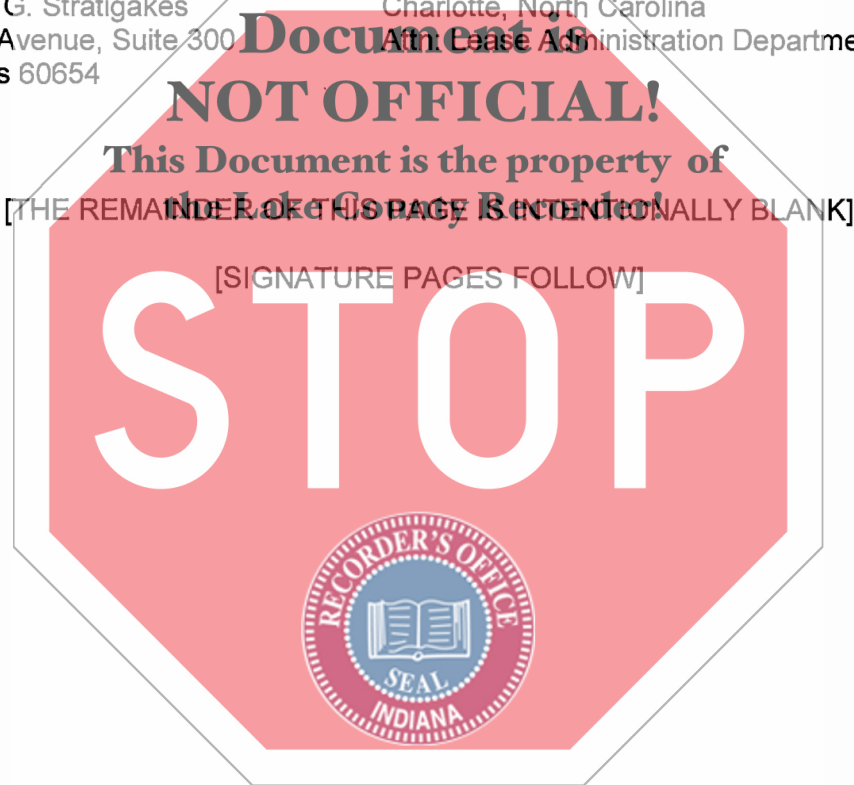
Tenant will have and hold the Demised Premises for an initial term ending on the 31st day of May, 2028, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties and bearing even date herewith (the "Lease"), which Lease is incorporated herein by reference. The Lease will be automatically extended, in accordance with the terms of the Lease, one period at a time, for 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:

FD GARY INDIANA WEST 5TH
AVENUE AND CLINTON STREET, LLC
Attn: Nicholas G. Stratigakes
162 W. Grand Avenue, Suite 300
Chicago, Illinois 60654

Tenant's Address:

FAMILY DOLLAR STORES OF INDIANA, LLC
Post Office Box 1017
Charlotte, North Carolina
Attn: Lease Administration Department



Gary, IN (#716219)

ATTEST:

TENANT:

FAMILY DOLLAR STORES OF INDIANA, LLC, a North Carolina limited liability company

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

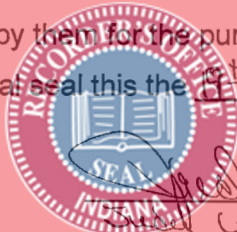
By: Scott L. Hungate
Scott L. Hungate
Vice President
Real Estate Site Selection

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

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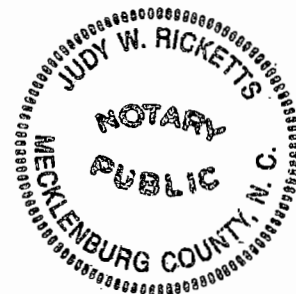
I, Judy W. Ricketts a Notary Public in and for the aforesaid State and County, do hereby certify that SCOTT L. HUNGATE and THOMAS E. SCHOENHEIT, Vice President – Real Estate Site Selection and Assistant Secretary, respectively, of FAMILY DOLLAR STORES OF INDIANA, LLC, a North Carolina limited liability company, personally appeared before me this day and that, by the authority duly given and as the act of the company, the foregoing instrument was signed and executed by them for the purposes therein expressed.

WITNESS my hand and notarial seal this the 21st day of May, 2017.



Notary Public

My Commission Expires: 9-27-2021



Gary, IN (#716219)

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:

[Signature]

Print Name: Kristen Petersen

[Signature]

Print Name: Nitch Phillips

LANDLORD:

FD GARY INDIANA WEST 5TH AVENUE AND CLINTON STREET, LLC, an Indiana limited liability company

By: [Signature]
Nicholas G. Stratigakes, Manager

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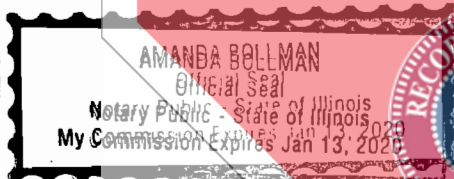
STATE OF ILLINOIS
COUNTY OF COOK

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The foregoing instrument was acknowledged before me this 30th day of May, 2017, by Nicholas G. Stratigakes as Manager of FD GARY INDIANA WEST 5TH AVENUE AND CLINTON STREET, LLC, an Indiana limited liability company. He is personally known to me.

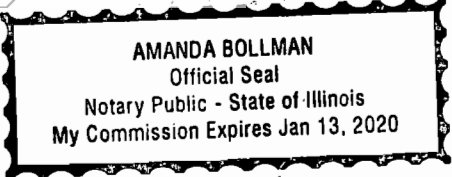
Given under my hand and notarial seal as the 30th day of May, 2017.

(SEAL)



[Signature]
Printed Name: Amanda Bollman
Notary Public

My Commission Expires: Jan. 13, 2020



Note:
Overhead door to be used for delivery.
A dock is needed for trash removal due
to grade differences.

EXHIBIT A - SITE PLAN

5501-5539 W 5th Ave. Gary, IN 46406

#716219
Gary, IN
Store Design Approved
Preliminary Site Plan
RJL
4/26/2017



INITIAL
HERE

**EXHIBIT B
TO SHORT FORM LEASE**

LEGAL DESCRIPTION

(Follows)



Exhibit B

Lots 1 to 6, both inclusive, Block "I", Gary City Estates, as shown on the plat recorded in Plat Book 15, page 28, in the Office of the Recorder of Lake County, Indiana.

