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2002-06-06 13:13:43  
Cook County Recorder 51.50



0020635610

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

STATE OF ILLINOIS

SHORT FORM LEASE

COUNTY OF COOK

THIS LEASE is made and entered into this 15th day of May, 2002, by and between PULASKI PROPERTIES, LLC, an Illinois limited liability company (hereinafter called "Landlord"), and FAMILY DOLLAR, INC., a North Carolina corporation (hereinafter called "Tenant");

W I T N E S S E T H

In consideration of the covenants hereinafter contained, to all of which Landlord and Tenant agree, Landlord hereby demises and lets to Tenant, and Tenant hereby rents and hires from Landlord the following described premises situated on the northwest corner of the intersection of West 51<sup>st</sup> Street and Pulaski Road, and having a street address of 5050 South Pulaski Road, in the City of Chicago, County of Cook, State of Illinois, and being that property fronting 150 feet on Pulaski Road and extending 108 feet along West 51<sup>st</sup> Street as shown outlined in red on Exhibit B - Site Plan attached hereto and made a part hereof and legally described on Exhibit A attached hereto and made a part hereof.

Together with a building containing approximately 9,724 (147' x 57' irregular) square feet, which shall be provided by Landlord on the above-described premises along with the paved, marked, lighted parking, service and access areas shown on Exhibit B - Site Plan (said premises and the building and improvements thereon are hereinafter called the "demised premises").

TO HAVE AND TO HOLD the demised premises for an initial term ending on the 31st day of December, 2007, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties and bearing even date herewith (hereinafter called 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 four (4) 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: PULASKI PROPERTIES, LLC  
6500 W. 65<sup>th</sup>, Suite 202  
Chicago, IL 60638  
Attn: Jon Weglarz



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Tenant's Address: FAMILY DOLLAR, INC.  
P. O. Box 1017  
Charlotte, NC 28201-1017  
Attn: Lease Administration Department

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

Witnesses:

Thomas P. Lusman  
Judy D. Burt

LANDLORD  
PULASKI PROPERTIES, LLC (SEAL)

By: Jon Weglarz  
Jon Weglarz, Managing Member  
5/24/02

ATTEST:

Thomas E. Schoenheit  
Thomas E. Schoenheit  
Assistant Secretary

TENANT  
FAMILY DOLLAR, INC.

By: C. Martin Sowers  
C. Martin Sowers  
Senior Vice President

STATE OF Illinois

COUNTY OF Cook

NOTARY

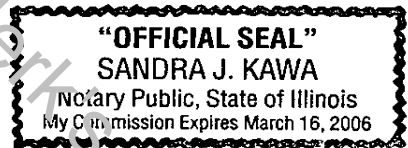
I, Sandra J. Kawa, a Notary Public in and for the aforesaid State and County, do hereby certify that JON WEGLARZ, Managing Member, personally appeared before me this day and that by the authority duly given and on behalf of PULASKI PROPERTIES, LLC, the foregoing instrument was signed and executed by him for the purposes therein expressed.

WITNESS my hand and notarial seal this the 24<sup>th</sup> day of May, 2002.

Sandra J. Kawa  
Printed Name: SANDRA J. KAWA  
Notary Public

My Commission Expires:

March 16, 2006



STATE OF NORTH CAROLINA

NOTARY

COUNTY OF MECKLENBURG

I, Tina C. Arris, a Notary Public in and for the aforesaid State and County, do hereby certify that C. MARTIN SOWERS and THOMAS E. SCHOENHEIT, Senior Vice President 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 15th day of May, 2002.

Tina C. Arris  
Printed Name: Tina C. Arris  
Notary Public

My Commission Expires:

04/01/2007



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## EXHIBIT A

PARCEL 1: ALL OF LOT 17 AND THOSE PARTS OF LOTS 18, 19, 20 AND 21 LYING WEST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 10, ALL IN BLOCK 1 IN HINKAMP AND CO.'S ARCHER AND CRAWFORD AVENUES SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A TRIANGULAR SHAPED PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, TO WIT: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 51ST STREET AND A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 10; THENCE WEST ALONG THE NORTH LINE OF WEST 51ST STREET A DISTANCE OF 108.64 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 150 FEET NORTHWESTERLY BY RECTANGULAR MEASUREMENT FROM THE NORTHWESTERLY LINE OF THE 100 FOOT STRIP OF LAND ACROSS THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, DEEDED BY THE CHICAGO UNION TRANSFER RY. COMPANY TO THE CHICAGO AND WESTERN INDIANA RAILROAD COMPANY BY WARRANTY DEED DATED SEPTEMBER 30, 1912 AND RECORDED OCTOBER 1, 1912 AS DOCUMENT NO. 5054474, IN BOOK 12106, AT PAGE 15, IN COOK COUNTY RECORDS; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE TO ITS INTERSECTION WITH A LINE 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 10; THENCE SOUTH ALONG LAST DESCRIBED LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINS: 19-10-236-024, 025, 026, 027, 028 and 030

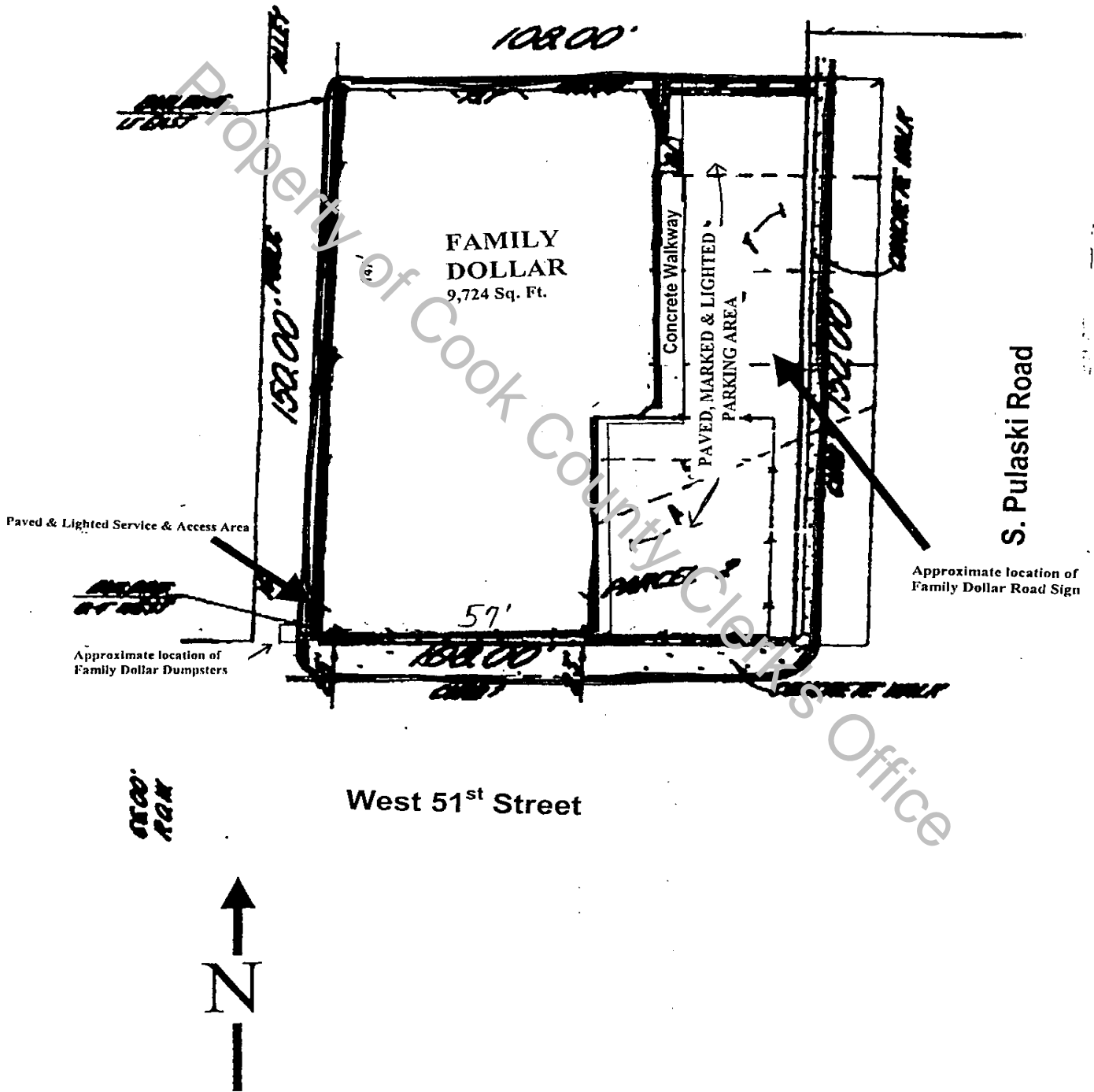


EXHIBIT B - SITE PLAN  
 SHORT FORM LEASE DATED: MAY 15 2002  
 LOCATION: CHICAGO, IL  
 LANDLORD J. W. TENANT J. S.

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