



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 12th day of June, 2002, by and between GOODRICH CICERO, 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, that certain premises situated in the Landlord's shopping center known as Summit Plaza Shopping Center located on the west side of Cicero Avenue, south of its intersection with 79th Street, in the City of Burbank, County of Cook, State of Illinois, and being that space including the roof and exterior walls containing 7,500 (approximately 75' x 100') square feet (hereinafter called the "demised premises"), immediately adjacent to Fashion Cents on the date hereof and on the same front building line with Fashion Cents and other tenants in the shopping center on the date hereof. The demised premises are shown outlined in red on Exhibit B - Site Plan attached hereto and made a part hereof. Tenant and its employees and invitees are also granted the right to use, in common with other tenants in the shopping center, the paved, marked, lighted parking, service and access areas of the shopping center. Tenant, its invitees, customers, employees and delivery personnel are also granted the right to park and for ingress and egress for vehicular and pedestrian traffic over, through, across and onto the adjacent and contiguous properties located north and south of the demised premises by virtue of that certain Easement Agreement dated July 13, 1994, as recorded on August 5, 1994, as Document No. 94-695, 767 and that certain other Easement and Restriction Agreement dated August 20, 1996, as recorded on August 22, 1996, as Document No. 96647456 among the public records of Cook County, Illinois (collectively the "Easement Agreements") which Easement Agreements are attached hereto and made a part hereof as Exhibit E - Easement Agreements.

TO HAVE AND TO HOLD the demised premises for an initial term ending on the 30th day of June, 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 shopping center.

Furthermore, the Landlord has agreed and does hereby agree, in accordance with the terms of the Lease, that Landlord will not build any buildings in the shopping center except as shown on Exhibit B - Site Plan, that all areas shown on Exhibit B - Site Plan as paved, marked and lighted parking, service or access areas shall always be devoted to such indicated uses, and that the Lease contains certain restrictions with respect to certain non-retail, parking-intensive uses.



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no
FN

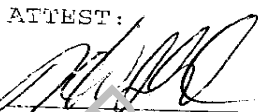
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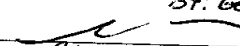
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Landlord's Address: GOODRICH CICERO, LLC
560 Sylvan Avenue
Englewood Cliffs, NJ 07632

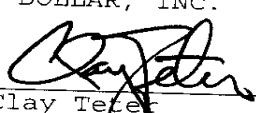
Tenant's Address: FAMILY DOLLAR, INC.
P. O. Box 1017
Charlotte, NC 28201-1017
Attn: Lease Administration Department

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.

ATTEST:

Secretary

LANDLORD
GOODRICH CICERO, LLC (SEAL)
By: ~~Goodrich Management Corp.~~ CICERO LEASEHOLD
Its Managing Member LLC MEMBER
BY: GOODRICH OPERATING CORP. MEMBER
By: 
Title: PRESIDENT

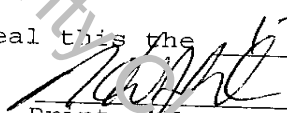
ATTEST:

Thomas E. Schoenheit
Assistant Secretary

TENANT
FAMILY DOLLAR, INC.
By: 
Clay Teter
Vice President

STATE OF NEW JERSEY
COUNTY OF Bergen NOTARY

I, HOWARD J. GORDON, ATTORNEY AT LAW, a Notary Public in and for the aforesaid State and County, do hereby certify that DAVID R. ACOGLI personally appeared before me this day and that by the authority duly given and on behalf of ~~GOODRICH MANAGEMENT CORP.~~, as ~~Managing Member of GOODRICH CICERO, LLC~~, the foregoing instrument was signed and executed by him for the purposes therein expressed.

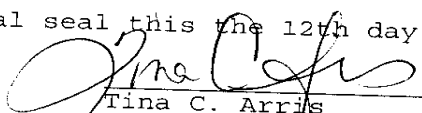
WITNESS my hand and notarial seal this the 13th day of JUNE, 2002.


Printed Name: HOWARD J. GORDON
Notary Public
HOWARD J. GORDON
AN ATTORNEY AT LAW OF
THE STATE OF NEW JERSEY
NOTARY

My Commission Expires:
STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Tina C. Arris, a Notary Public in and for the aforesaid State and County, do hereby certify that CLAY TETER and THOMAS E. SCHOENHEIT, 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 12th day of June, 2002.


Tina C. Arris
Notary Public

My Commission Expires:
04/01/2007



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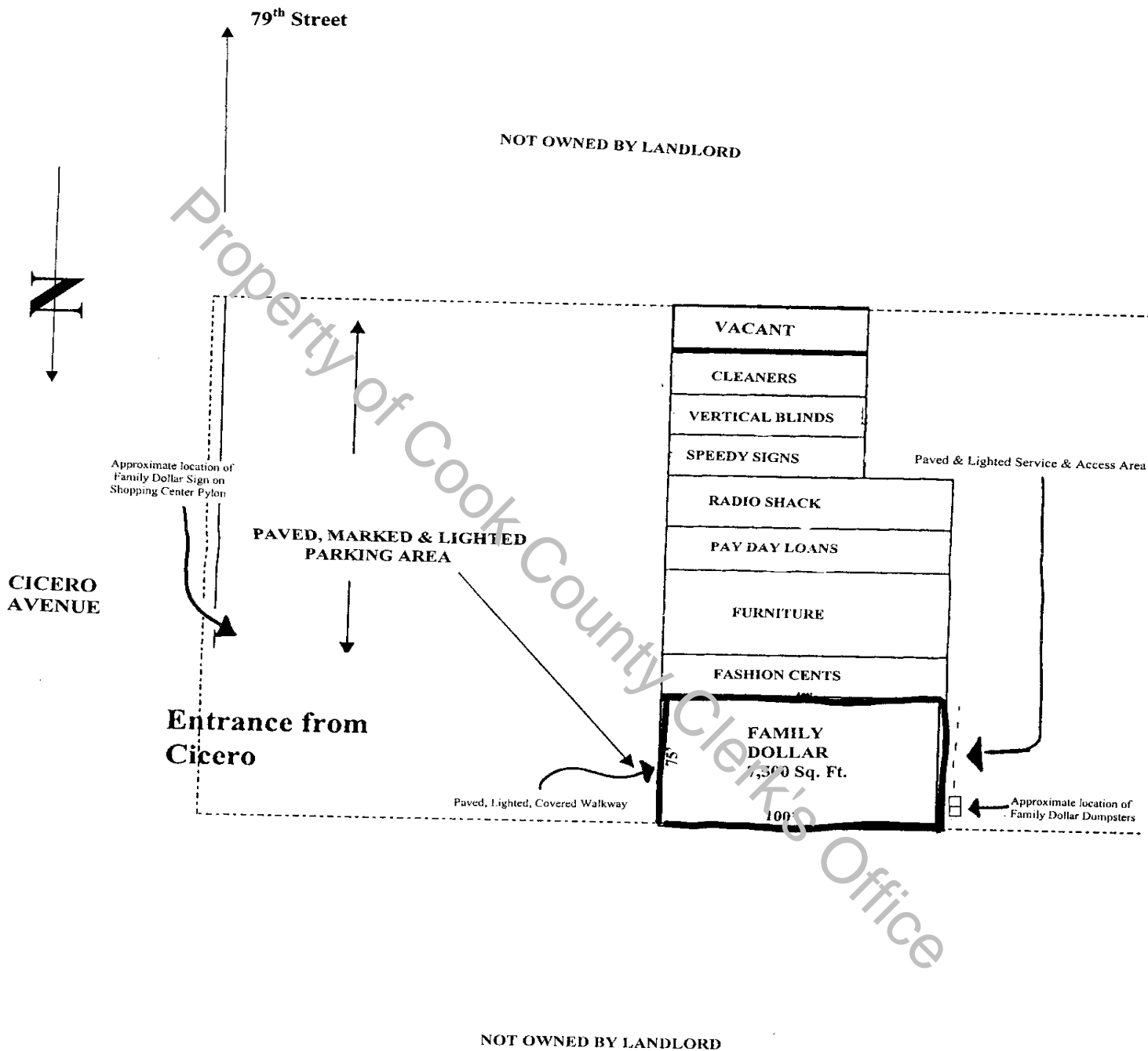


EXHIBIT B - SITE PLAN
 SHORT FORM LEASE DATED: JUNE 12 2002
 LOCATION: BURBANK, IL
 LANDLORD: [Signature] TENANT: [Signature]

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EXHIBIT 1
LEGAL DESCRIPTION OF LOT 1

Lot 1 of Goodrich Subdivision, a subdivision of part of the East 20.0 acres of the North 60.00 acres of the East 1/2 of the Northeast 1/4 of Section 33, Township 38 North Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Metes and Bounds Description for Lot 1:

THAT PART OF THE EAST 20.0 ACRES OF THE NORTH 60.0 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 20.0 ACRES OF SAID NORTH 60.0 ACRES AND THE SOUTH LINE OF WEST 79TH STREET, BEING 50.0 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 33; THENCE EAST ALONG THE SOUTH LINE OF WEST 79TH STREET, BEING 50.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 12.16 FEET; THENCE SOUTHEASTERLY 81.06 FEET TO A POINT 63.0 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 33; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 136.12 FEET TO A POINT 214.0 FEET WEST OF THE EAST LINE OF SAID SECTION 33; THENCE SOUTH PARALLEL WITH SAID EAST LINE OF SECTION 33, A DISTANCE OF 152.0 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 150.0 FEET TO THE WEST LINE OF SOUTH CICERO AVENUE, BEING 64.0 FEET WEST OF THE EAST LINE OF SAID SECTION 33; THENCE SOUTH ALONG THE WEST LINE OF SOUTH CICERO AVENUE, BEING PARALLEL WITH THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 156.50 FEET; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SOUTH CICERO AVENUE, 181.24 FEET TO A POINT 55.0 FEET WEST OF THE EAST LINE OF SAID SECTION 33; THENCE SOUTH ALONG THE WEST LINE OF SOUTH CICERO AVENUE, BEING PARALLEL WITH THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 583.18 FEET TO THE EAST MOST NORTH LINE OF LOT 2 IN GOODRICH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 20.0 ACRES OF THE NORTH 60.0 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89°51'44" WEST ALONG SAID EAST MOST NORTH LINE OF LOT 2 IN GOODRICH SUBDIVISION, 198.53 FEET TO A POINT ON THE EAST LINE OF LOT 1 IN SAID GOODRICH SUBDIVISION ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 0°00'00" EAST ALONG SAID EAST LINE OF LOT 1 IN GOODRICH SUBDIVISION, 152.02 FEET TO THE SOUTH LINE OF SAID LOT 1 IN GOODRICH SUBDIVISION; THENCE NORTH 89°59'11" WEST ALONG SAID SOUTH LINE OF LOT 1 IN GOODRICH SUBDIVISION, 189.84 FEET TO THE MOST WEST LINE OF SAID LOT 1 IN GOODRICH SUBDIVISION; THENCE NORTH 0°00'00" EAST ALONG SAID MOST WEST LINE OF LOT 1 IN GOODRICH SUBDIVISION, 232.13 FEET TO THE WEST NORTH LINE OF SAID LOT 1 IN GOODRICH SUBDIVISION; THENCE SOUTH 89°51'44" EAST ALONG SAID WEST NORTH LINE OF LOT 1 IN GOODRICH SUBDIVISION, 70.0 FEET TO THE NORTH MOST WEST LINE OF SAID LOT 1 IN GOODRICH SUBDIVISION; THENCE NORTH 0°00'00" EAST ALONG SAID NORTH MOST WEST LINE OF LOT 1 IN GOODRICH SUBDIVISION 67.87 FEET TO THE NORTH MOST NORTH LINE OF SAID LOT 1 IN GOODRICH SUBDIVISION; THENCE SOUTH 89°56'48" EAST ALONG SAID NORTH MOST NORTH LINE OF LOT 1 IN GOODRICH SUBDIVISION, 119.84 FEET TO THE EAST LINE OF SAID LOT 1 IN GOODRICH SUBDIVISION; THENCE SOUTH 0°00'00" EAST ALONG SAID EAST LINE OF LOT 1 IN GOODRICH SUBDIVISION, 147.75 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

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EXHIBIT B LEGAL DESCRIPTION OF LOT 2

Lot 2 of Goodrich Subdivision, a subdivision of part of the East 20.0 acres of the North 60.00 acres of the East 1/2 of the Northeast 1/4 of Section 33, Township 38 North Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Metes and Bounds Description for Lot 2:

THAT PART OF THE EAST 20.0 ACRES OF THE NORTH 60.0 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 20.0 ACRES OF SAID NORTH 60.0 ACRES AND THE SOUTH LINE OF WEST 79TH STREET, BEING 50.0 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 33; THENCE EAST ALONG THE SOUTH LINE OF WEST 79TH STREET, BEING 50.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 12.16 FEET; THENCE SOUTHEASTERLY 81.06 FEET TO A POINT 63.0 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 33; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 136.12 FEET TO A POINT 214.0 FEET WEST OF THE EAST LINE OF SAID SECTION 33; THENCE SOUTH PARALLEL WITH SAID EAST LINE OF SECTION 33, A DISTANCE OF 152.0 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 150.0 FEET TO THE WEST LINE OF SOUTH CICERO AVENUE, BEING 64.0 FEET WEST OF THE EAST LINE OF SAID SECTION 33; THENCE SOUTH ALONG THE WEST LINE OF SOUTH CICERO AVENUE, BEING PARALLEL WITH THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 156.50 FEET; THENCE SOUTHEASTERLY ALONG THE WEST LINE OF SOUTH CICERO AVENUE, 181.24 FEET TO A POINT 55.0 FEET WEST OF THE EAST LINE OF SAID SECTION 33; THENCE SOUTH ALONG THE WEST LINE OF SOUTH CICERO AVENUE, BEING PARALLEL WITH THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 583.18 FEET TO THE EAST LINE OF LOT 2 IN GOODRICH SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 20.0 ACRES OF THE NORTH 60.0 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 0°0'00" EAST ALONG SAID EAST LINE OF LOT 2 IN GOODRICH SUBDIVISION, 476.18 FEET TO THE MOST SOUTH LINE OF SAID LOT 2 IN GOODRICH SUBDIVISION; THENCE NORTH 89°51'44" WEST ALONG SAID MOST SOUTH LINE OF LOT 2 IN GOODRICH SUBDIVISION, 166.37 FEET TO THE SOUTH MOST WEST LINE OF SAID LOT 2 IN GOODRICH SUBDIVISION; THENCE NORTH 0°00'00" EAST ALONG SAID SOUTH MOST WEST LINE OF LOT 2 IN GOODRICH SUBDIVISION, 10.00 FEET TO THE WEST MOST SOUTH LINE OF SAID LOT 2 IN GOODRICH SUBDIVISION; THENCE NORTH 89°51'44" WEST ALONG SAID WEST MOST SOUTH LINE OF LOT 2 IN GOODRICH SUBDIVISION, 221.00 FEET TO THE MOST WEST LINE OF SAID LOT 2 IN GOODRICH SUBDIVISION; THENCE NORTH 0°00'00" EAST ALONG SAID MOST WEST LINE OF LOT 2 IN GOODRICH SUBDIVISION, 313.75 FEET TO THE WEST MOST NORTH LINE OF SAID LOT 2 IN GOODRICH SUBDIVISION; THENCE NORTH 89°59'11" WEST ALONG SAID WEST MOST NORTH LINE OF LOT 2 IN GOODRICH SUBDIVISION, 189.84 FEET TO THE NORTH MOST WEST LINE OF SAID LOT 2 IN GOODRICH SUBDIVISION; THENCE NORTH 0°00'00" WEST ALONG SAID NORTH MOST WEST LINE OF LOT 2 IN GOODRICH SUBDIVISION, 152.02 FEET TO THE EAST MOST NORTH LINE OF SAID LOT 2 IN GOODRICH SUBDIVISION; THENCE SOUTH 89°51'44" EAST ALONG SAID EAST MOST NORTH LINE OF LOT 2 IN GOODRICH SUBDIVISION 198.53 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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