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Doc#: 0627717155 Fee: \$30.50
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 10/04/2006 12:30 PM Pg: 1 of 4

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

MelrosePark#300518.doc
STATE OF ILLINOIS

COUNTY OF COOK

SHORT FORM LEASE

THIS SHORT FORM LEASE is made and entered into this 30th day of June, 2006, 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 southeast corner of the intersection of North 25th Avenue and Walton Street, in the City of Melrose Park, County of Cook, State of Illinois, and being that irregularly-shaped property fronting approximately 211.2 feet on North 25th Avenue and extending approximately 140.19 feet in an easterly direction to the rear as shown hatched on Exhibit B - Site Plan attached hereto and made a part hereof.

Together with an existing irregularly-shaped building containing approximately 7,343 (74'4" x 98'7") interior square feet to which Landlord shall construct an addition of approximately 333 square feet for a total of 7,676 (74'4" x 112'8" irregular) interior square feet, which shall be provided by Landlord pursuant to the terms described in Paragraph 4 hereof on the above-described premises along with the paved, marked, lighted parking, service and access areas shown on Exhibit B - Site Plan (said premises, the building and improvements thereon together with the addition to be constructed by the Landlord are hereinafter called the "demised premises").



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TO HAVE AND TO HOLD the demised premises for an initial term ending on the 31st day of December, 2016, 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 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.

Landlord's Address: PULASKI PROPERTIES, LLC
6500 W. 65th, Suite 202
Chicago, IL 60638
Attn: Jon Weglarz

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:

LANDLORD
PULASKI PROPERTIES, LLC (SEAL)

Barbara K. Stecca
Name: Barbara K. Stecca

By: [Signature]
Jon Weglarz
Managing Member

Sandra J. Kawa
Name: SANDRA J. KAWA

ATTEST:

TENANT
FAMILY DOLLAR, INC.

Thomas E. Schoenheit
Thomas E. Schoenheit
Assistant Secretary

By: [Signature]
Thomas M. Nash
Senior Vice President-New Stores



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STATE OF ILLINOIS

COUNTY OF Cook

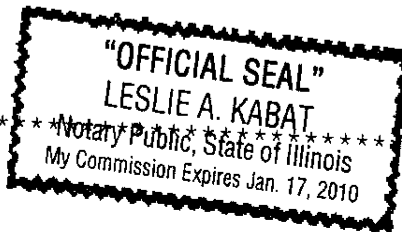
NOTARY

I, Leslie A Kabat, 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 5th day of July, 2006.

Leslie A Kabat
Printed Name: Leslie A Kabat
Notary Public

My Commission Expires:
1-17-10



STATE OF NORTH CAROLINA

NOTARY

COUNTY OF MECKLENBURG

I, Candy S. Benish, a Notary Public in and for the aforesaid State and County, do hereby certify that THOMAS M. NASH and THOMAS E. SCHOENHEIT, Senior Vice President-New Stores 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 30th day of June, 2006.

Candy S Benish
Candy S. Benish
Notary Public

My Commission Expires:
February 16, 2011



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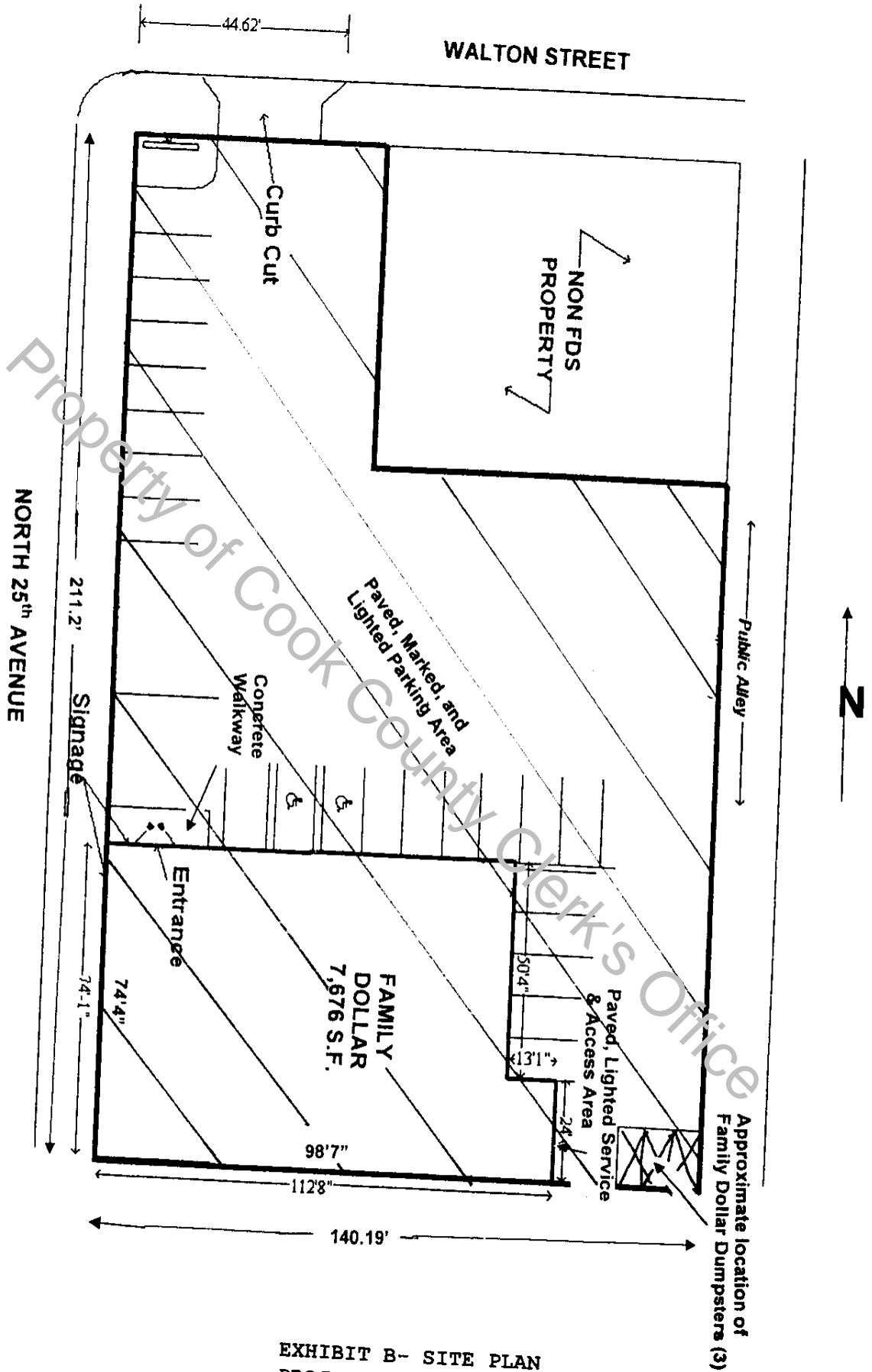


EXHIBIT B- SITE PLAN
 PROJECT #300518
 SHORT FORM LEASE DATED: June 30, 2006
 LOCATION: Melrose Park, IL

LANDLORD: JCD TENANT: FOR