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Doc#: 1226844038 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/24/2012 11:45 AM Pg: 1 of 5

THIS SPACE FOR USE BY RECORDERS

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

TinleyPark#705653

#10325

STATE OF ILLINOIS

SHORT FORM LEASE

COUNTY OF COOK

THIS LEASE AGREEMENT ("Lease") is made and entered into this 24th day of July, 2012, by and between BUTERA CENTER MANAGEMENT, INC., an Illinois corporation ("Landlord"), and FAMILY DOLLAR, INC., a North Carolina corporation ("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 premises situated in the Landlord's Shopping Center known as TINLEY DOWNS SHOPPING CENTER located at the southeastern corner of the intersection of West 171st Street and South 80th Avenue, in the City of Tinley Park, County of Cook, State of Illinois, and being that space including the roof and exterior walls that contains 8,320 (65' x 128') interior square feet (the "Demised Premises"). The Shopping Center and Demised Premises are as shown on Exhibit A - Site Plan. Tenant and its employees and invitees are also granted the non-exclusive right to use the parking, service and access areas shown on Exhibit A - Site Plan. 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, 2017, 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 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.



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TinleyPark#705653

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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 A - Site Plan, that all areas shown on Exhibit A - Site Plan as paved, marked and lighted parking, service or access areas will always be devoted to such indicated uses, and that the Lease contains certain restrictions with respect to certain non-retail, parking-intensive uses.

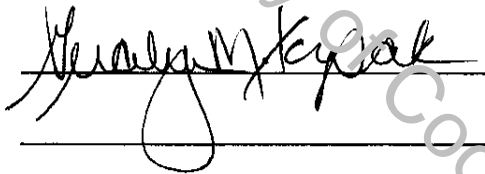
Landlord's Address:

BUTERA CENTER MANAGEMENT, INC.
1033 West Golf Road
Hoffman Estates, IL 60169

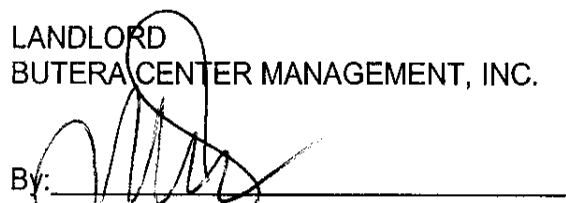
Tenant's Address:

FAMILY DOLLAR, INC.
Post Office Box 1017
Charlotte, North Carolina 28201-1017
Attn: Lease Administration Department


ATTEST:



LANDLORD
BUTERA CENTER MANAGEMENT, INC.

By: 
Title: John Butera

ATTEST:


Thomas E. Schoenheit
Assistant Secretary

TENANT
FAMILY DOLLAR, INC.

By: 
Robert L. Rogge
Vice President
Real Estate Development



TinleyPark#705653

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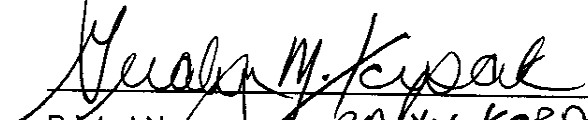
STATE OF Illinois

NOTARY

COUNTY OF Cook

I, GERALYN M. KORPAK, a Notary Public in and for the aforesaid State and County, do hereby certify that JOHN BUTERA personally appeared before me this day and that by the authority duly given and on behalf of BUTERA CENTER MANAGEMENT, INC. the foregoing instrument was signed and executed by him for the purposes therein expressed.

WITNESS my hand and notarial seal this the 31st day of July, 2012.


Printed Name: GERALYN KORPAK
Notary Public

My Commission Expires:

11-17-15



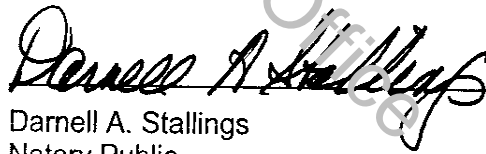
STATE OF NORTH CAROLINA

NOTARY

COUNTY OF MECKLENBURG

I, Darnell A. Stallings, a Notary Public in and for the aforesaid State and County, do hereby certify that ROBERT L. ROGERS and THOMAS E. SCHOENHEIT, Vice President-Real Estate Development 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 24th day of July, 2012


Darnell A. Stallings
Notary Public

My Commission Expires:
August 8, 2014



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LEGAL DESCRIPTION

THE WEST 558.00 FEET OF THE NORTH 375.33 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25 (EXCEPT THE SOUTH 20 ACRES THEREOF), IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 27-25-316-014-0000

Commonly known as: 7901 -7949 W. 171st Street, Tinley Park, Illinois

Property of Cook County Clerk's Office