

STATE MS.-DESOTO CO. *BC*
FILED

JUN 4 3 18 PM '98 *0-*

BOOK 77 PAGE 737

BK 77 PG 737
W.F. DAVIS CH. CLK.

THIS SPACE FOR USE BY RECORDING OFFICIAL

Prepared by and mail after recording to: Family Dollar Stores of
Mississippi, Inc.
Post Office Box 1017
Charlotte, NC 28201-1017
Attn: Vice President
of Real Estate

STATE OF MISSISSIPPI

SHORT FORM LEASE

COUNTY OF DESOTO

THIS LEASE is made and entered into this 22nd day of April, 1998, by and between HARRIS-RAMEY COMPANY, L.L.C., a Tennessee limited liability company (hereinafter called "Landlord"), and FAMILY DOLLAR STORES OF MISSISSIPPI, INC., a Mississippi 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 Southaven Shopping Center located at the southwestern corner of the intersection of Highway 51 and Mississippi Valley Boulevard, in the City of Southaven, County of DeSoto, State of Mississippi, and being that property comprising approximately 7,777 (67' x 100' irregular) square feet together with the building thereon (said property and building are hereinafter called the "demised premises"). Said demised premises are shown outlined in red on Exhibit B - Site Plan and said shopping center is shown outlined in green on Exhibit B - Site Plan. Tenant is also granted the right to use, in common with other tenants in the shopping center, the paved, marked, lighted parking, service and access areas shown on Exhibit B - Site Plan attached hereto and made a part hereof and cross-access rights on the properties adjoining the shopping center to the north and south specifically including tractor-trailer access to the service area behind the demised premises, as shown on Exhibit B. The term "shopping center" is defined as that portion of the land and buildings known as Southaven Shopping Center owned by Landlord shown outlined in green on Exhibit B - Site Plan.

TO HAVE AND TO HOLD the demised premises for an initial term ending on the 31st day of December, 2003, 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 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 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, except for a kiosk not to exceed 250 square feet in area which shall be located at least 100 feet from the demised premises, and 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.

As to Landlord: HARRIS-RAMEY COMPANY, L.L.C.
P. O. Box 171133
Memphis, Tennessee 38187

Tenant's Address: Family Dollar Stores of
Mississippi, Inc.
P. O. Box 1017
Charlotte, NC 28201-1017
Attn: Corporate Secretary

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
HARRIS-RAMEY COMPANY, L.L.C. (Seal)
By: [Signature] (Seal)
Name: William C. Harris, Jr.
Title: Chief Manager

[Signature]

TENANT
FAMILY DOLLAR STORES OF
MISSISSIPPI, INC.

By: C. M. Sowers
Sr. Vice President

[Signature]
Secretary

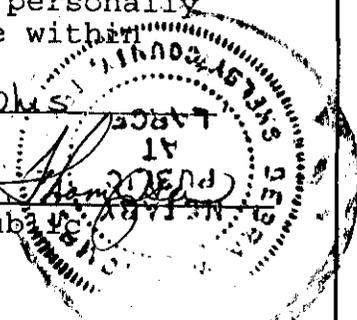
STATE OF TENNESSEE

NOTARY

COUNTY OF SHELBY

Personally appeared before me, Debra W. Thompson, a Notary Public in and for said State and County, the within named William C. Harris, Jr., who is executing the within instrument both in his individual capacity and in his capacity as agent of HARRIS-RAMEY COMPANY, L.L.C., the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and notarial seal at Tennessee, this the 23rd day of April, 1998

[Signature]
Notary Public


My Commission Expires: September 15, 2002

STATE OF NORTH CAROLINA

NOTARY

COUNTY OF MECKLENBURG

Before me, Patricia E. Thibault, the undersigned, a Notary Public within and for the aforesaid State and County, personally appeared C. MARTIN SOWERS and GEORGE R. MAHONEY, JR., with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Sr. Vice President and Secretary, respectively, of FAMILY DOLLAR STORES OF MISSISSIPPI, INC., the within named bargainer, a corporation, and that they as such Sr. Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said C. MARTIN SOWERS, as such Sr. Vice President, and attesting the same by the said GEORGE R. MAHONEY, JR., as such Secretary.

WITNESS my hand and notarial seal this the 22nd day of April, 1998.

[Signature]
Notary Public

My Commission Expires: 12-29-2002



MISSISSIPPI VALLEY BOULEVARD

HIGHWAY 51 (5 LANES)

Lot 1
1.16 Acres
owned
by The
City of
Southaven

FAST NATIONAL BANK
OUT Parcel

City Hall

#8585 #8595

#8575

#8565

FAMILY DOLLAR
7,777
SQUARE
FEET 67'
100'

#8545

#8535

#8531

DeSoto County
office

Lot # 2
2.875 Acres
owned by Landlord

LOT # 3
1.641 Acres
owned
by
DeSoto
County



PAVED, MARKED, LIGHTED
PARKING AREA

FAMILY DOLLAR SIGN ON
SHOPPING CENTER PYLON

COVERED AND LIGHTED WALKWAY

FAMILY DOLLAR
DUMPSTERS
PAVED & LIGHTED REAR
SERVICE AND ACCESS AREA

EXHIBIT B - SITE PLAN
Short Form Lease
HARRIS-RAMEY COMPANY, L.L.C.
Landlord
FAMILY DOLLAR STORES OF MISSISSIPPI, INC.
Tenant

DATE 4/22/98
APPROVED BY: _____
LANDLORD: _____
TENANT: _____