

STATE MS.-DESOTO CO.
FILED

Oct 12 10 58 AM '00

BK 87 PG 103
W.F. DAVIS (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

3645

STATE OF MISSISSIPPI

SHORT FORM LEASE

COUNTY OF DESOTO

THIS INDENTURE OF LEASE, made and entered into this 9th day of
October, 1998, by and between FOLMAR AND ASSOCIATES, an Alabama
limited liability partnership (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,
the following described premises situated in the Landlord's
shopping center known as Bull Frog Shopping Center located on the
southeast corner of the intersection of Goodman Road (Mississippi
Highway 302) and U.S. Route 51, in the City of Horn Lake, County of
DeSoto, State of Mississippi and being that property comprising
7,442 (61' x 122') square feet together with the building thereon
(said property and building are hereinafter called the "demised
premises"), immediately adjacent to Piggly Wiggly and on the same
front building line with Piggly Wiggly and other tenants in the
shopping center. Said premises is shown outlined in red on Exhibit
B - Site Plan attached to and made a part of this hereof. 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.

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 two (2)
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.

This instrument prepared by: Thomas E. Schoenheit
Family Dollar Stores, Inc. Thomas E. Schoenheit
P. O. Box 1017 Assistant Secretary
Charlotte, NC 28210-1017

(704) 814-3443



Landlord's Address:

Folmar and Associates
P. O. Box 16765
Mobile, Alabama 36616

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
FOLMAR AND ASSOCIATES, an
Alabama limited liability
partnership (SEAL)

[Handwritten signatures]

By: *[Signature]* (SEAL)
Name: W. Curtis Wilson, Jr.
Title: Authorized Agent

TENANT
FAMILY DOLLAR STORES OF
MISSISSIPPI, INC.

By: *[Signature]*
Vice President

ATTEST:

[Signature]
Assistant Secretary

ALABAMA
STATE OF MISSISSIPPI

NOTARY

COUNTY OF MOBILE

I, PATRICIA J. EAGAN, a Notary Public in and for the aforesaid State and County, do hereby certify that W. Curtis Wilson, Jr., an Authorized Agent, personally appeared before me this day and that by the authority duly given and on behalf of FOLMAR AND ASSOCIATES and that the foregoing instrument was signed and executed by him for the purposes therein expressed.

WITNESS my hand and notarial seal this the 4th day of December, 1998.

[Signature]
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE. EXPIRES 12/29/2001. BORN 2/21/1951. MEMBER OF THE NATIONAL ASSOCIATION OF NOTARIES.

STATE OF NORTH CAROLINA

NOTARY

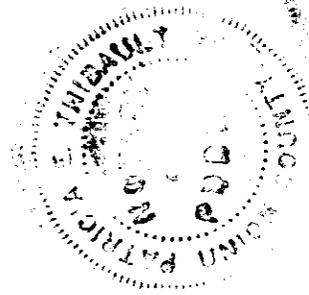
COUNTY OF MECKLENBURG

I, Patricia E. Thibault, a Notary Public in and for the aforesaid State and County, do hereby certify that GILBERT A. LAFARE and JANICE B. BURRIS, Vice President and Assistant Secretary, respectively of FAMILY DOLLAR STORES OF MISSISSIPPI, 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 9th day of October, 1998.

[Signature]
Notary Public

My Commission Expires:
12/29/2002



U.S. ROUTE 51

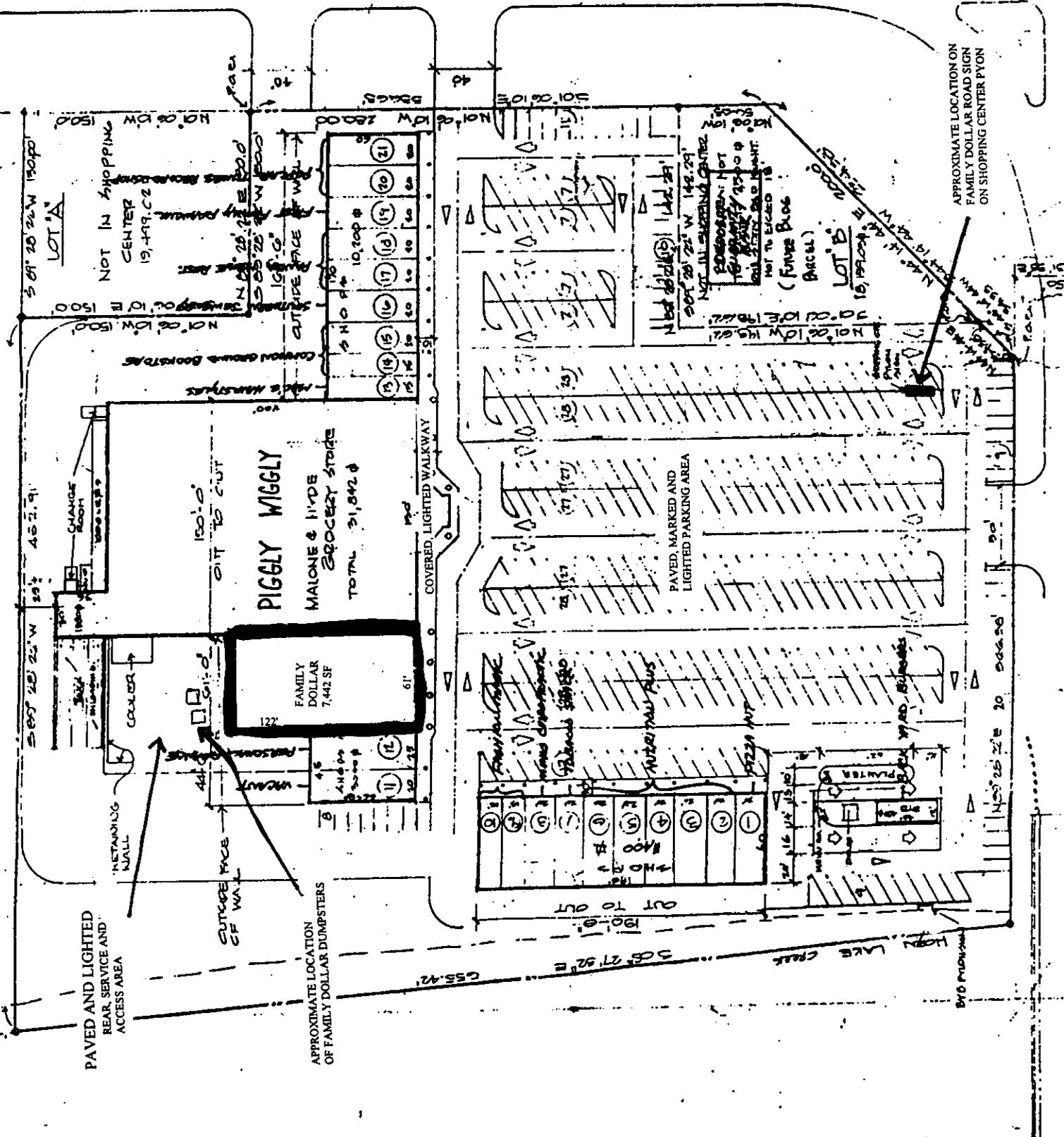


EXHIBIT B - SITE PLAN
 SHORT FORM LEASE DATED 10/5/98
 LOCATION Horn Lake Ms
 LANDLORD W TENANT [Signature]

MISSISSIPPI HIGHWAY 302 (GOODMAN ROAD)

N. P. H. V. 2

EXHIBIT "B"

PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 8 WEST, DESOTO COUNTY, MISSISSIPPI AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF CENTERLINES OF US HIGHWAY 51 AND MISSISSIPPI HIGHWAY 302 (GOODMAN ROAD): THENCE RUN NORTH $89^{\circ} 28' 22''$ EAST A DISTANCE OF 259.03 FEET ALONG THE CENTERLINE OF SAID HIGHWAY 302 TO A POINT; THENCE RUN SOUTH $00^{\circ} 31' 38''$ EAST A DISTANCE OF 50.00 FEET TO A CONCRETE RIGHT-OF-WAY MARKER ON THE SOUTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 302; SAID POINT BEING THE POINT-OF-BEGINNING; THENCE NORTH $89^{\circ} 28' 22''$ EAST A DISTANCE OF 366.38 FEET; THENCE SOUTH $05^{\circ} 27' 32''$ EAST A DISTANCE OF 655.42 FEET; THENCE SOUTH $89^{\circ} 28' 22''$ WEST A DISTANCE OF 452.91 FEET; THENCE NORTH $01^{\circ} 06' 10''$ WEST A DISTANCE OF 150.00 FEET; THENCE SOUTH $89^{\circ} 28' 22''$ WEST A DISTANCE OF 130.00 FEET; THENCE NORTH $01^{\circ} 06' 10''$ WEST A DISTANCE OF 280.00 FEET; THENCE NORTH $89^{\circ} 28' 22''$ EAST A DISTANCE OF 142.29 FEET; THENCE NORTH $01^{\circ} 06' 10''$ WEST A DISTANCE OF 198.62 FEET; THENCE NORTH $44^{\circ} 14' 44''$ EAST A DISTANCE OF 34.38 FEET TO THE POINT-OF-BEGINNING; SAID PARCEL CONTAINING 312,851.51 SQUARE FEET OR 7.1821 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR BULL FROG CORNER SHOPPING CENTER

HORN LAKE, MS.

FAMILY DOLLAR STORE # 3645 IS LOCATED IN THIS CENTER