

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

MEMORANDUM OF LEASE

Vol 1000 513

THIS INDENTURE, made and entered into this 10th day of June, 1978, by and between ROBERT S. SMALL, JR., an individual whose mailing address is Post Office Drawer 10287 Greenville, South Carolina 29603

hereinafter referred to as the "LANDLORD", and FAMILY DOLLAR STORES OF SIMPSONVILLE, S.C., INC. hereinafter referred to as the "TENANT";

WITNESSETH:

THAT the LANDLORD, in consideration of the rents reserved, hereinafter referred to, and of the terms, covenants and conditions hereinafter mentioned, have this day demised and leased unto the TENANT, the following described property:

Situated in the Shopping Center located at the intersection of S.C. Highway 276 and Fairview Road, County of Greenville, City of Simpsonville, State of South Carolina adjacent to and on the same front building line with Winn Dixie and other Tenants in the Center as outlined in red on Site Plan marked "Exhibit B" attached hereto and made a part hereof together with a building containing 6525 (75' x 87') square feet to be constructed by Landlords on the aforementioned premises with the right to use in common with other Tenants in the center, the paved, marked and lighted parking areas all as shown on "Exhibit B".

TO HAVE AND TO HOLD said demised premises for an initial term ending on the 31st day of December, 1989, upon the rents, terms, covenants and conditions contained in a certain Collateral Agreement or Indenture Of Lease between the parties and bearing even date herewith, which said Collateral Agreement or Indenture Of Lease is incorporated herein by reference, and the TENANT has been and is hereby granted, in accordance with the terms of said Indenture Of Lease, Four (4) successive options to extend the term of said Lease for a period of Five(5) years on each option.

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.

LANDLORD

WITNESSES:

Adrian Hofwood
Blaise L. Blalock

Robert S. Small, Jr. (SEAL)

TENANT
FAMILY DOLLAR STORES OF SIMPSONVILLE,
S. C., INC.

WITNESSES:

Quentin H. Kempf
Lynora K. Elliott

By: Dennis E. Dennis
President

ATTEST: David M. Mabry
Secretary

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