

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FILED  
CO. S. C.  
SEP 11 12 30 PM '80  
DONNIE STAMERSLEY  
R.M.C.

MEMORANDUM OF LEASE

THIS INDENTURE, made and entered into this 4th day of May 1977, by and between C & C CENTER PROPERTIES, a Partnership hereinafter referred to as the "LANDLORDS", and FAMILY DOLLAR STORES OF GREENVILLE, S.C., INC., hereinafter referred to as the "TENANT";

WITNESSETH:

THAT the LANDLORDS, 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 on Bramlett Road (Highway 253) at the intersection of Whitehorse Road (By-Pass 25) in Greenville, South Carolina on the same front building line with Bilo as shown on the plot plan marked "Exhibit B" attached hereto and made a part hereof together with a building consisting of 6,000 sq. feet as outlined in red on "Exhibit B" with the right to use in common with other tenants the paved, marked and lighted parking areas also depicted on "Exhibit B".

TO HAVE AND TO HOLD said demised premises for an initial term ending on the 31st day of December, 1991, 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.

WITNESSES:

[Signature]  
[Signature]

LANDLORDS

C & C CENTER PROPERTIES, a Partnership

[Signature] (SEAL)  
W. T. Cassels, Jr.

[Signature] (SEAL)  
W. T. Cassels, Sr.

TENANT

FAMILY DOLLAR STORES OF GREENVILLE, S.C., INC.

By: [Signature]  
Executive Vice President

WITNESSES:

[Signature]  
[Signature]

ATTEST:

[Signature]  
Ass't, Secretary

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