

MEMORANDUM OF LEASE

THIS INDENTURE, made and entered into this 22nd day of July, 1977, by and between BLAKE P. GARRETT, JR. and DAVID H. GARRETT, Individuals

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 Laurens Road at the intersection of Laurel Creek Lane and Laurens Road (U.S. 276) in Greenville, South Carolina. Together with a building containing 6,000 (60' x 100') square feet to be constructed by Landlords on the above described premises in accordance with standard Family Dollar Stores plans and specifications heretofore approved and agreed upon between Landlords and Tenant on the same front building line with Bi-Lo and Revco Drugs as outlined in red on the site plan "Exhibit B" with the right to use in common with other tenants, the paved, marked, lighted parking area also shown on Exhibit B attached hereto and made a part hereof.

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:
Betty P. Stoddard
Shirley N. Holland
Betty P. Stoddard
Shirley N. Holland

LANDLORDS
Blake P. Garrett, Jr. (SEAL)
David H. Garrett (SEAL)

TERANT
FAMILY DOLLAR STORES OF GREENVILLE, S.C., INC.
By: Dennis E. Owens
Executive Vice President

ATTEST:
Peter M. Miller
Jessie W. Morrison
Secretary

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