

STATE OF ALABAMA
COUNTY OF SHELBY

MEMORANDUM OF LEASE

THIS INDENTURE, made and entered into this 2nd day of July, 1991,
by and between DAVIS, DAVIS & BURTON, hereinafter referred to as the
"LANDLORDS", and FAMILY DOLLAR STORES OF CLANTON, ALA., INC., hereinafter
referred to as "TENANT".

W I T N E S S E I H

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 in the Landlords shopping center located on U.S. Highway 31 at its intersection with Woodbine Avenue (also called Twelfth Avenue) in the City of Calera, Shelby County, Alabama and being that property comprising 7,200 (60' x 120') square feet immediately adjacent to Rent World and on the same front building line with Rent World and other tenants in the shopping center as shown outlined in red on Exhibit B - Site Plan attached hereto and made a part hereof.

Together with a building containing 7,200 (60' x 120') square feet, to be provided by the Landlords on the above-described premises (said premises and the building thereon are hereinafter called "demised premises"), with the right to use, in common with other tenants in the shopping center, the paved, marked, lighted parking, service and access areas provided in accordance with "Exhibit B - Site Plan", 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, 1996, upon the rents, terms, covenants and conditions contained in a certain Lease Agreement between the parties and bearing even date herewith, which said Lease Agreement is incorporated herein by reference, and the TENANT has been and is hereby granted, in accordance with the terms of said Lease Agreement, six successive options to extend the term of said Lease for a period of five 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.

Witness:

Cathy Spinkaday
Cathy Spinkaday

LANDLORDS
DAVIS, DAVIS & BURTON

By: Donald S. Davis
Donald S. Davis

By: John L. Davis, Jr.
John L. Davis, Jr.

TENANT
FAMILY DOLLAR STORES OF CLANTON, ALA., INC.

By: [Signature]
Sr. Vice President

ATTEST:

[Signature]
Assistant Secretary

Don. Davis
P.O. Box 138 Calera Al 35040

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STATE OF Alabama

NOTARY

COUNTY OF Shelby

I, Patricia C. Lucas, a Notary Public in and for the aforesaid State and County, do hereby certify that Donald S. Davis and John L. Davis, Jr., personally appeared before me this day and that by the authority duly given and on behalf of Davis, Davis & Burton as its President and Vice-President acknowledged the foregoing instrument was signed and executed by him for the purposes therein expressed.

WITNESS my hand and notarial seal this the 10th day of July, 1991.

Patricia C. Lucas

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES APRIL 18, 1994

STATE OF NORTH CAROLINA

NOTARY

COUNTY OF MECKLENBURG

I, Phyllis C. Falcone, a Notary Public in and for the aforesaid State and County, do hereby certify that GEORGE R. MAHONEY, JR., and JANICE B. BURRIS, Sr. Vice President and Assistant Secretary respectively of FAMILY DOLLAR STORES OF CLANTON, ALA., 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 2nd day of July, 1991.

Phyllis C. Falcone

Notary Public

My Commission Expires:

May 9, 1992

