

THIS INSTRUMENT WAS PREPARED BY:

Dana H. Hay, Esq.
Dollar Tree (Store No. 0344 - Birmingham, AL)
Attention: Erika Stolte – Real Estate Legal
500 Volvo Parkway
Chesapeake, VA 23320

FILE 1ST

STATE OF ALABAMA

)

:

COUNTY OF SHELBY

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RATIFICATION OF LEASE AGREEMENT

THIS RATIFICATION OF LEASE AGREEMENT (this "Ratification") is made effective as of the 11th day of October, 2024, by and between **BROOK HIGHLAND SC LLC, BROOK HIGHLAND SC TIC 1 LLC, BROOK HIGHLAND SC TIC 2 LLC, BROOK HIGHLAND SC TIC 3 LLC, BROOK HIGHLAND SC TIC 4 LLC, BROOK HIGHLAND SC TIC 5 LLC, BROOK HIGHLAND SC TIC 8 LLC, BROOK HIGHLAND SC TIC 9 LLC, and BROOK HIGHLAND SC TIC 10 LLC**, each a Delaware limited liability company (collectively "Landlord"), and **DOLLAR TREE STORES, INC.**, a Virginia corporation ("Tenant").

WITNESSETH:

WHEREAS, Landlord and Tenant entered into that certain Lease Agreement dated October 27, 2000 (as amended and renewed, the "Lease"), for the lease of approximately 12,000 square feet in Landlord's shopping center known as Brook Highland Plaza located at 5287 Highway 280, Birmingham, AL 35242 (the "Premises") which is located on the land described on attached Exhibit A (the "Property");

WHEREAS, Landlord and Tenant desire to ratify and affirm the terms and conditions of the Lease, and reinstate the Lease for all purposes, and agree to execute this Ratification for the purpose of ratifying the execution, and for the purpose of ratifying and renewing the terms and provisions of, and confirming their respective obligations under the Lease.

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and accepted, the parties, intending to be legally bound hereby, agree as follows:

1. Capitalized Terms. Unless otherwise defined herein, all capitalized terms shall have the meanings ascribed to such terms in the Lease.

2. Ratification. All of the terms and provisions of the Lease are hereby ratified, reinstated, and confirmed and are incorporated herein by reference in the same manner and to the same extent as if all of such terms and provisions were expressly set forth herein. Nothing contained in this Ratification shall be deemed, construed or implied to alter, modify or amend in any manner whatsoever any of the terms or provisions of the Lease.

3. Counterpart Execution. This Ratification may be executed in any number of counterparts, each of which when so executed shall be deemed to be an original and all of which when taken together shall constitute one and the same agreement.

[Remainder of page intentionally left blank.]


IN WITNESS WHEREOF, the parties hereunto set their seals and cause this Ratification to be duly executed by their respective authorized officers, all as of the day and year first above written.

LANDLORD:

Brook Highland SC LLC, Brook Highland SC TIC 1 LLC, Brook Highland SC TIC 2 LLC, Brook Highland SC TIC 3 LLC, Brook Highland SC TIC 4 LLC, Brook Highland SC TIC 5 LLC, Brook Highland SC TIC 8 LLC, Brook Highland SC TIC 9 LLC and Brook Highland SC TIC 10 LLC, each a Delaware limited liability company as tenants-in-common

By: FNRP Realty Advisors LLC, a Delaware limited liability company, appointed Asset Manager for Landlord

By:



~~Kurt Padavano~~ Authorized Signatory
Andrew DePaolo

STATE OF New Jersey)
COUNTY OF Monmouth)

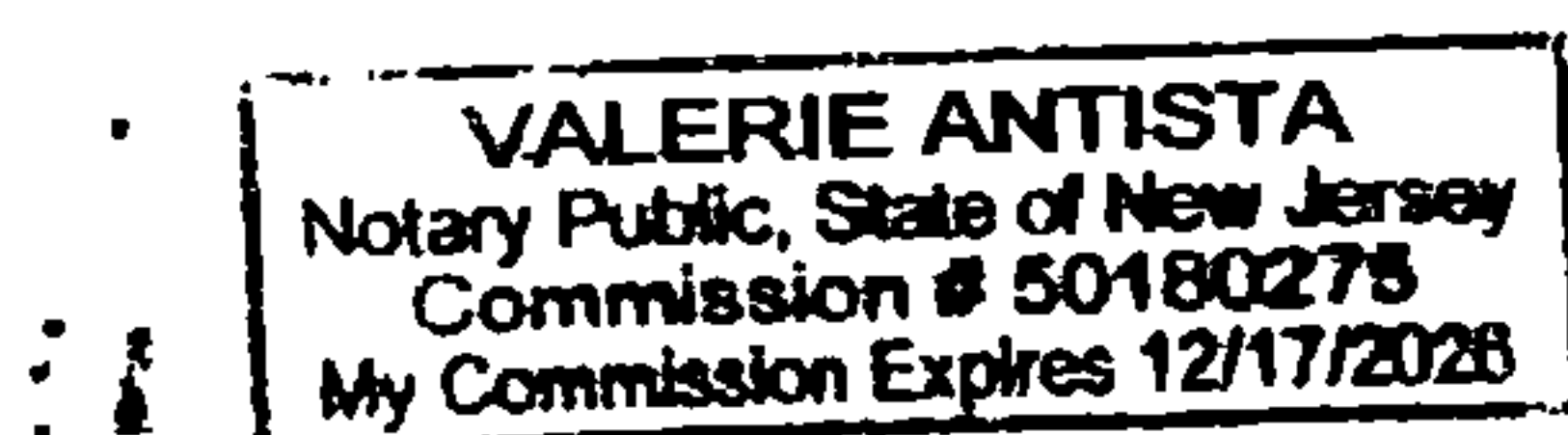
I, the undersigned Notary Public in and for said County in said State or for the State at Large, hereby certify that Andrew DePaolo, whose name as authorized signatory of FNRP Realty Advisors LLC, a Delaware limited liability company, appointed Asset Manager for Landlord Brook Highland SC LLC, Brook Highland SC TIC 1 LLC, Brook Highland SC TIC 2 LLC, Brook Highland SC TIC 3 LLC, Brook Highland SC TIC 4 LLC, Brook Highland SC TIC 5 LLC, Brook Highland SC TIC 8 LLC, Brook Highland SC TIC 9 LLC and Brook Highland SC TIC 10 LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, s/he, as such officer and with full authority, executed the same voluntarily for and as the act of the said Brook Highland SC LLC, Brook Highland SC TIC 1 LLC, Brook Highland SC TIC 2 LLC, Brook Highland SC TIC 3 LLC, Brook Highland SC TIC 4 LLC, Brook Highland SC TIC 5 LLC, Brook Highland SC TIC 8 LLC, Brook Highland SC TIC 9 LLC and Brook Highland SC TIC 10 LLC.

Given under my hand this the 11th day of October, 2024.

Valerie 

Notary Public
My commission expires: 12/17/26

[NOTARIAL SEAL]



TENANT:

DOLLAR TREE STORES, INC.,
a Virginia corporation

By: Deborah E. Miller

Name: Deborah E. Miller

Its: Vice President

COMMONWEALTH OF VIRGINIA)

CITY OF CHESAPEAKE)

I, the undersigned Notary Public in and for said City in said Commonwealth, hereby certify that **DEBORAH E. MILLER**, whose name as **VICE PRESIDENT** of **DOLLAR TREE STORES, INC.**, a Virginia corporation is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of the said **DOLLAR TREE STORES, INC.**

Given under my hand this the 3rd day of December, 2024.

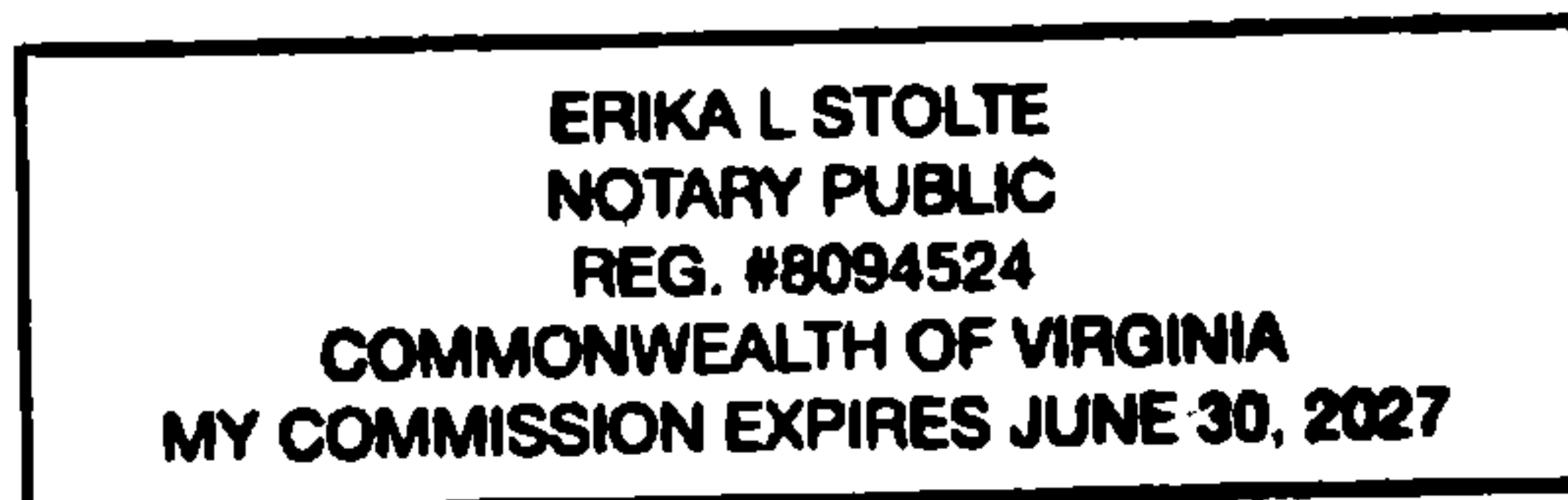
Erika L. Stolte

Notary Public

Name: Erika L. Stolte

My commission expires: June 30, 2027

[NOTARIAL SEAL]





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/13/2024 12:34:13 PM
 \$41.00 BRITTANI
 20241213000382990

Exhibit A

Allen S. Bayl

Legal Description

The following described property located in Shelby County, Alabama, to-wit:

All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being more particularly described as follows:

PARCEL I:

Lot 1, according to the Survey of Brook Highland Plaza Resurvey, as recorded in Map Book 18, page 99, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that part of Lot 1 which is now part of Lot 2A, according to the Lowe's Addition of Brook Highland Plaza, as recorded in Map Book 31, page 96, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Lot 1A, according to the Brook Highland Plaza Resurvey, as recorded in Map Book 18, page 99, in the Probate Office of Shelby County, Alabama.

PARCEL III:

Lot 2A, according to the Brook Highland Plaza Resurvey, as recorded in Map Book 18, page 99, in the Probate Office of Shelby County, Alabama.

PARCEL IV:

Lot 2B, according to the Amended Map of Lowe's Addition to Brook Highland Plaza, as recorded in Map Book 31, page 96, in the Probate Office of Shelby County, Alabama.

PARCEL V:

Lot 2A, according to the Amended Map of Lowe's Addition of Brook Highland Plaza, as recorded in Map Book 31, page 96, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all of the beneficial rights and interests in the easements under the following Instruments:

Declaration of Easements and Restrictive Covenants (Brook Highland Development-1.35 acre Out Parcel) by AmSouth Bank, N.A., as Ancillary Trustee for NBNC National Bank of North Carolina, as trustee for the Public Employees Retirement System of Ohio, dated 8/2/1990, and recorded in Real 307, Page 985, in the Probate Office of Shelby County, Alabama.

Easement Agreement dated 10-12-1993, by and between AmSouth Bank, N.A., as Ancillary Trustee for NationsBank of North Carolina, N.A., as Trustee for the Public Employees Retirement System of Ohio, and Brook Highland Limited Partnership, a Georgia Limited Partnership recorded in Instrument 1993-32515, in the Probate Office of Shelby County, Alabama.

All beneficial rights in easements granted to Developers Diversified of Alabama, Inc., an Alabama corporation by the "Easement Agreement" dated 12-30-1994, by and between Brook Highland Limited Partnership and Developers Diversified of Alabama, Inc., as recorded in Instrument 1994-37773 and in Instrument 1995-27233, in the Probate Office of Shelby County, Alabama.

Non-exclusive; perpetual right and easement in and to the common property as described in Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions recorded in Book 307, Page 950, in the Probate Office of Shelby County, Alabama.