

THIS INSTRUMENT WAS PREPARED BY:  
Dana H. Hay, Esq.  
Dollar Tree (Store No. 8628 - Helena, AL)  
Attention: Erika Stolte – Real Estate Legal  
500 Volvo Parkway  
Chesapeake, VA 23320

**FILE 1ST**

STATE OF ALABAMA )

)

:

COUNTY OF SHELBY )

**RATIFICATION OF LEASE AGREEMENT**

**THIS RATIFICATION OF LEASE AGREEMENT** (this "Ratification") is made effective as of the 16 day of December, 2024, by and between **DPG SHOPPING CENTERS, LLC**, an Alabama limited liability company ("Landlord"), and **DOLLAR TREE STORES, INC.**, a Virginia corporation, ("Tenant").

**WITNESSETH:**

**WHEREAS**, Landlord and Tenant entered into that certain Lease Agreement dated July 23, 2020 (as amended and renewed, the "Lease"), for the lease of approximately 9,997 square feet in Landlord's shopping center located at 36 Steber Street, Helena, AL 35080 (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.

A Memorandum of Lease dated July 23, 2020 was previously executed by Landlord and Tenant but not recorded.

**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:**

**DPG SHOPPING CENTERS, LLC,**  
an Alabama limited liability company

By: [Signature]  
Name: Michael R Delaney  
Its: Manager

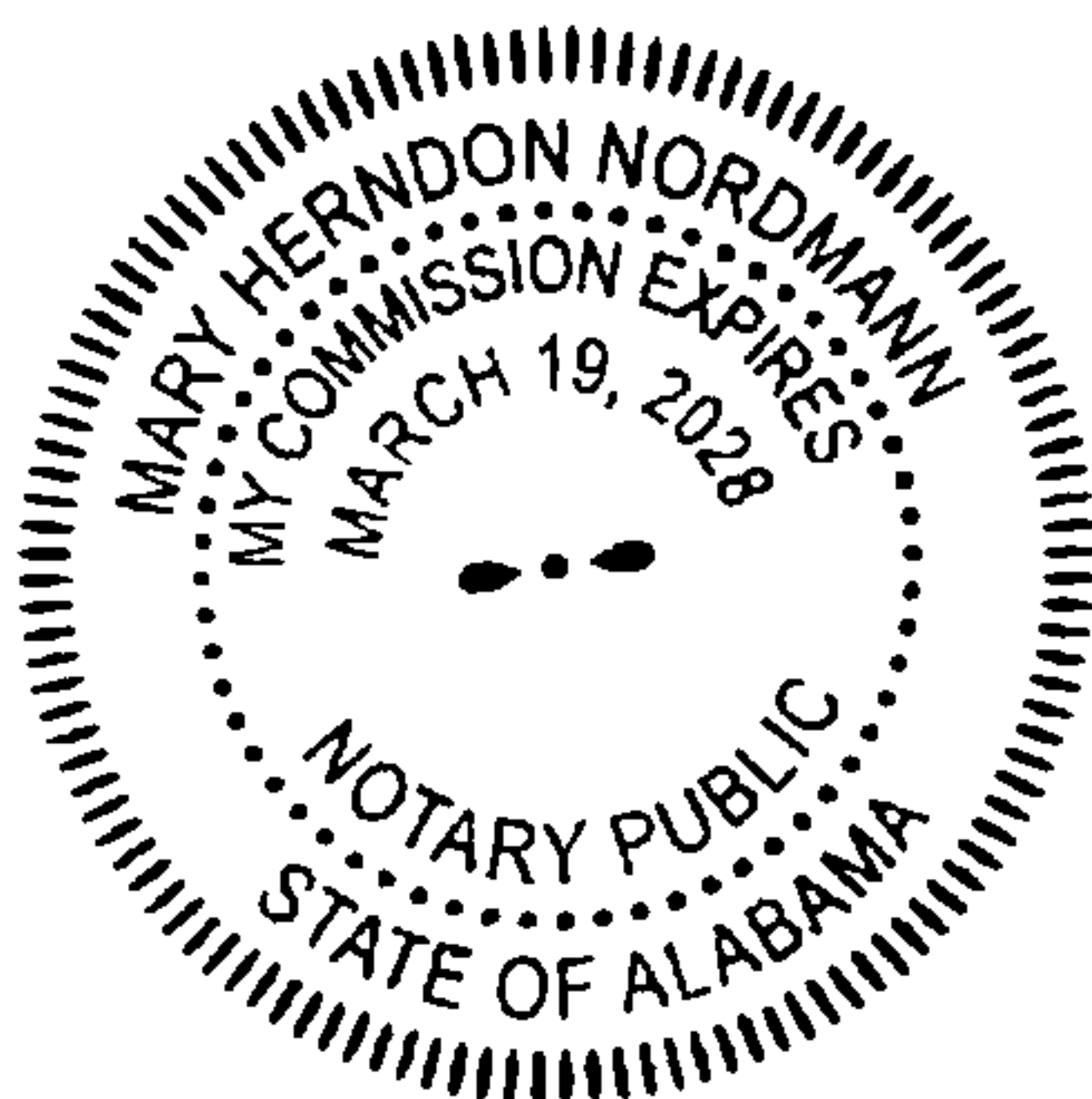
STATE OF ALABAMA       )  
COUNTY OF Mobile       )

I, the undersigned Notary Public in and for said County in said State or for the State at Large, hereby certify that Michael R. Delaney, whose name as Manager of **DPG SHOPPING CENTERS, 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 **DPG SHOPPING CENTERS, LLC**.

Given under my hand this the 16th day of December, 2024.

[Signature]  
Notary Public  
My commission expires: 3/19/28

[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.**

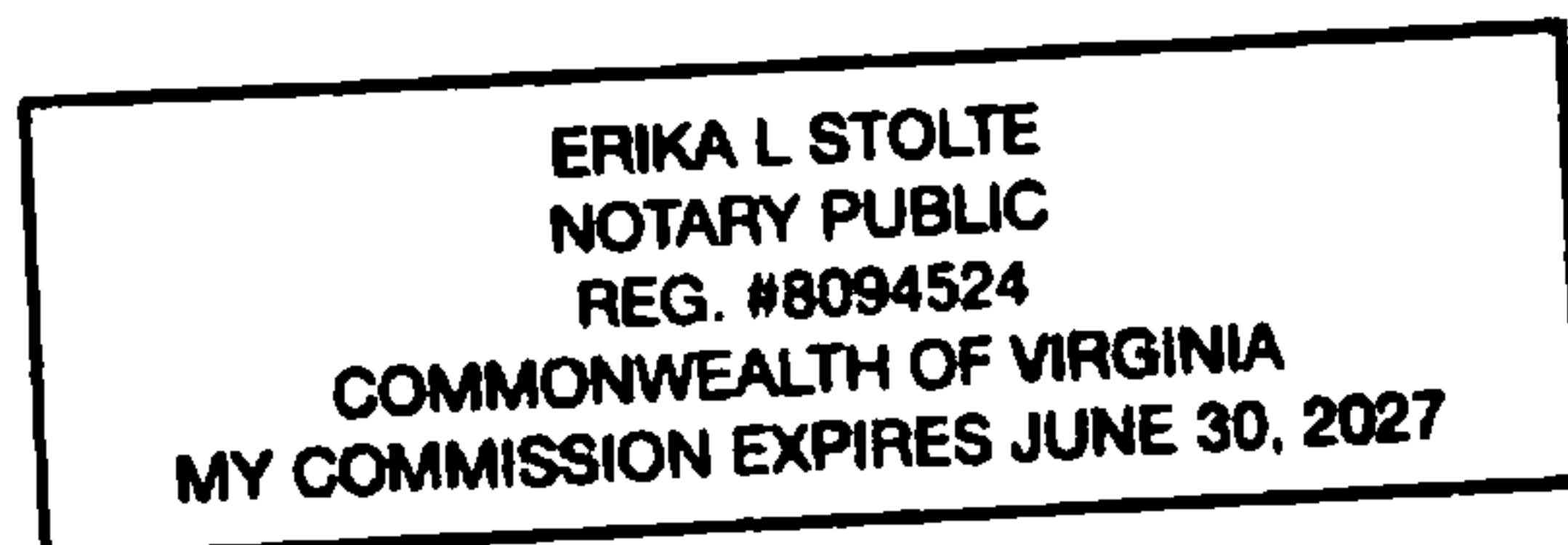
Given under my hand this the 15<sup>th</sup> day of November, 2024.

Erika L. Stolte  
Notary Public

Name: Erika L. Stolte

My commission expires: June 30, 2027

[NOTARIAL SEAL]



**Exhibit A**

**Legal Description**

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

**Lot 2, according to the Survey of Big B Addition to Helene, as recorded in Map Book 21, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Less and except the west 50 feet of said Lot 2.**



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/22/2025 12:40:43 PM  
\$31.00 BRITTANI  
20250122000021740**

*Allen S. Bayl*