

The lease for Dollar General has been converted from a percentage of sales to a flat rate. However; the following Excess Rent Form shows the strong sales record the store has produced. Currently the stores sales (according to the Real Estate Department of Dollar General) are approximately \$1.6 million per year.

EXCESS RENT FORM LETTER

7/14/2009

Store Number: 04927

Vendor:

SE EWING AVE PROPERTIES LLC  
PO BOX 494  
GADSDEN, AL, 35902

Lawson Vendor #:  
197365

ce

RE: Dollar General Store

2110 EWING AVE  
GADSDEN, AL 35901-1863

2008	7	\$111,687
2008	8	\$115,030
2008	9	\$144,393
2008	10	\$117,290
2008	11	\$124,111
2008	12	\$158,731
2009	1	\$114,015
2009	2	\$118,970
2009	3	\$146,462
2009	4	\$119,428
2009	5	\$124,147
2009	6	\$0
Total Sales		\$1,394,264

Handwritten notes: *open ok 5/14/99 open ok* and *1462.56*

Handwritten arrow pointing to the table header with the number *2*

Handwritten arrow pointing to the table row 2009 6 with the number *29*

Breakpoint %:	2.00 %	Breakpoint Amount:	\$1,040,000
% Rent Amount (Net Sales - Breakpoint):			\$354,264
% Rent Due (% Rent Amount * Breakpoint %):			\$7,085
Sales Tax %:	0.00 %	Sales Tax Due:	\$0.00

Handwritten notes: *EB 7/15/09*

Handwritten number: *10257.33*

Handwritten number: *1709.59*

Handwritten number: *3172.53*

Handwritten signature: *E. G. ...*

EXCESS RENT FORM LETTER

07/05/2000

STINSON ENTERPRISES INC  
PO BOX 494

VENDOR# 91697 ACCT# 510130  
LAWSON VENDOR# 40692

GADSDEN

AL 35902-0494

RE: DOLLAR GENERAL STORE  
2110 EWING AVE  
GADSDEN

4927

AL 35901-0000

DEAR LANDLORD:

THIS IS TO CERTIFY THAT SALES FOR THE ABOVE NAMED STORE WERE AS FOLLOWS:

JAN. 2000	51,812.21	JULY 1999	40,757.88
FEB. 2000	56,069.49	AUG. 1999	54,353.29
MAR. 2000	68,121.76	SEPT. 1999	66,996.75
APR. 2000	53,860.48	OCT. 1999	73,982.41
MAY 2000	59,509.31	NOV. 1999	58,241.27
JUNE 2000	70,095.90	DEC. 1999	100,713.87

7-1-99

SP

TOTAL SALES \$ 754,514.62

LESS BASE SALES

900,000.00

PERCENTAGE RENT RATE

0

(2.0%)

PERCENTAGE RENT

0

PERCENTAGE RENT DEDUCTIONS

0

NET PERCENTAGE RENT DUE

0

PLEASE FIND ENCLOSED OUR CHECK IN THE AMOUNT OF 0 FOR NET PERCENTAGE RENT DUE AS STATED ABOVE.

SINCERELY,

DOLGENCORP, INC.

*Terri F. Holder*

TERRI HOLDER  
DIRECTOR OF COMPANY GROWTH ADMINISTRATION

(SM201-M)

EXCESS RENT FORM LETTER

07/10/2001

STINSON ENTERPRISES INC  
PO BOX 494

VENDOR# 91697 ACCT# 510130  
LAWSON VENDOR# 40692

GADSDEN

AL 35902-0494

RE: DOLLAR GENERAL STORE 4927  
2110 EWING AVE  
GADSDEN AL 35901-0000

DEAR LANDLORD:

THIS IS TO CERTIFY THAT SALES FOR THE ABOVE NAMED STORE WERE AS FOLLOWS:

JAN. 2001	57,601.68	JULY 2000	59,112.94
FEB. 2001	69,358.87	AUG. 2000	61,701.55
MAR. 2001	80,289.00	SEPT. 2000	70,588.20
APR. 2001	63,913.83	OCT. 2000	57,735.80
MAY 2001	66,534.79	NOV. 2000	75,073.55
JUNE 2001	80,676.60	DEC. 2000	115,531.13

TOTAL SALES	\$ 858,117.94	
LESS BASE SALES	900,000.00	
PERCENTAGE RENT RATE	0.00	(2.000%)

PERCENTAGE RENT \_\_\_\_\_

PERCENTAGE RENT DEDUCTIONS \_\_\_\_\_

NET PERCENTAGE RENT DUE \_\_\_\_\_

SINCE TOTAL SALES DID NOT EXCEED THE BASE SALES AMOUNT, NO ADDITIONAL RENT IS DUE.

SINCERELY,

DOLGENCORP, INC.

TERRI HOLDER  
DIRECTOR OF COMPANY GROWTH ADMINISTRATION

EXCESS RENT FORM LETTER

07/09/2002

STINSON ENTERPRISES INC  
PO BOX 494

VENDOR# 91697 ACCT# 510130  
LAWSON VENDOR# 40692

GADSDEN

AL 35902-0494

RE: DOLLAR GENERAL STORE 4927  
2110 EWING AVE  
GADSDEN AL 35901-0000

DEAR LANDLORD:

THIS IS TO CERTIFY THAT SALES FOR THE ABOVE NAMED STORE WERE AS FOLLOWS:

JAN. 2002	67,030.76	JULY 2001	63,217.05
FEB. 2002	74,779.29	AUG. 2001	63,383.83
MAR. 2002	92,833.38	SEPT. 2001	84,781.30
APR. 2002	76,113.05	OCT. 2001	66,888.25
MAY 2002	79,022.70	NOV. 2001	75,586.38
JUNE 2002	100,801.30	DEC. 2001	121,520.72

TOTAL SALES	\$ 965,958.01
LESS BASE SALES	900,000.00
PERCENTAGE RENT RATE	65,958.01 (2.000%)
PERCENTAGE RENT	1,319.16

PERCENTAGE RENT DEDUCTIONS 0

NET PERCENTAGE RENT DUE 1319.16

PLEASE FIND ENCLOSED OUR CHECK IN THE AMOUNT OF 1319.16 FOR NET PERCENTAGE RENT DUE AS STATED ABOVE.

SINCERELY,

DOLGENCORP, INC.

*Terra F. Holder*

TERRI HOLDER  
DIRECTOR OF COMPANY GROWTH ADMINISTRATION

EXCESS RENT FORM LETTER

07/08/2003

STINSON ENTERPRISES INC  
PO BOX 494

VENDOR# 91697 ACCT# 510130  
LAWSON VENDOR# 40692

GADSDEN

AL 35902-0494

RE: DOLLAR GENERAL STORE 4927  
2110 EWING AVE  
GADSDEN AL 35901-0000

DEAR LANDLORD:

THIS IS TO CERTIFY THAT SALES FOR THE ABOVE NAMED STORE WERE AS FOLLOWS:

JAN. 2003	81,645.08	JULY 2002	74,375.38
FEB. 2003	86,494.96	AUG. 2002	77,415.12
MAR. 2003	110,024.03	SEPT. 2002	101,775.68
APR. 2003	88,375.79	OCT. 2002	83,301.61
MAY 2003	93,908.34	NOV. 2002	90,197.24
JUNE 2003	117,504.81	DEC. 2002	141,076.08

TOTAL SALES	\$1,146,094.12	
LESS BASE SALES	900,000.00	
PERCENTAGE RENT RATE	246,094.12	(2.000%)
PERCENTAGE RENT	4,921.88	

PERCENTAGE RENT DEDUCTIONS

NET PERCENTAGE RENT DUE

4921.88

PLEASE FIND ENCLOSED OUR CHECK IN THE AMOUNT OF 4921.88 FOR NET PERCENTAGE RENT DUE AS STATED ABOVE.

SINCERELY,

DOIGENCORP, INC.

*TERRI F. HOLDER*

TERRI HOLDER  
DIRECTOR OF COMPANY GROWTH ADMINISTRATION

RECEIVED  
JUL 17 2003

EXCESS RENT FORM LETTER

7/15/2004

Store Number: 04927

Vendor:  
STINSON ENTERPRISES INC

Lawson Vendor #:  
40692

PO BOX 494

GADSDEN AL 35902-0494

2110 EWING AVE

RE: Dollar General Store

GADSDEN AL 35901-0000

Sales Year	Sales Month	Net Sales
2003	7	\$86,489
2003	8	\$87,511
2003	9	\$103,677
2003	10	\$85,038
2003	11	\$89,395
2003	12	\$142,120
2004	1	\$84,065
2004	2	\$90,449
2004	3	\$111,887
2004	4	\$91,026
2004	5	\$92,407
2004	6	\$116,702
<b>Total Net Sales:</b>		<b>\$1,180,765</b>

Breakpoint %: 2.00 %      Breakpoint Amount: ~~\$900,000~~

                                 % Rent Amount (Net Sales - Breakpoint): \$280,765

                                 % Rent Due (% Rent Amount \* Breakpoint %): \$5,615

Sales Tax %: 0.00 %      Sales Tax Due: \$0

EXCESS RENT FORM LETTER

7/7/2005

Store Number: 04927

Vendor:  
STINSON ENTERPRISES INC

Lawson Vendor #:  
40692

PO BOX 494

GADSDEN AL 35902-0494

2110 EWING AVE

RE: Dollar General Store

GADSDEN AL 35901-0000

Sales Year	Sales Month	Net Sales
2004	7	\$88,298
2004	8	\$90,635
2004	9	\$113,259
2004	10	\$93,122
2004	11	\$100,414
2004	12	\$150,950
2005	1	\$91,191
2005	2	\$93,744
2005	3	\$114,729
2005	4	\$87,946
2005	5	\$95,323
2005	6	\$113,338
<b>Total Net Sales:</b>		<b>\$1,232,948</b>

Breakpoint %: 2.00 %      Breakpoint Amount: \$900,000  
 % Rent Amount (Net Sales - Breakpoint): \$332,948  
 % Rent Due (% Rent Amount \* Breakpoint %): \$6,659  
 Sales Tax %: 0.00 %      Sales Tax Due: \$0

*Bu 7/14/05*



**DOLGEN CORP. INC.** 100 MISSION RIDGE GOODLETTSVILLE TN 37072-2171

VENDOR ID: 197365 SEEWING AVE PROPERTIES LLC

CHECK NO: 0002907772

DATE: 07/25/06  
PAGE: 1

INVOICE NO.	DESCRIPTION	INVOICE DATE	P.O. NUMBER	GROSS	DISCOUNT	NET
049274 Re0620 STORE: 049274 GADSDEN	049270620068 AL	07/19/06		7,304.35	.00	7,304.35
<b>TOTALS</b>				<b>7,304.35</b>	<b>.00</b>	<b>7,304.35</b>

RE: Dollar General Store

GADSDEN AL 35901-1863

Sales Year	Sales Month	Net Sales
2005	7	\$87,754
2005	8	\$84,640
2005	9	\$115,619
2005	10	\$90,751
2005	11	\$103,219
2005	12	\$146,857
2006	1	\$113,447
2006	2	\$94,760
2006	3	\$119,316
2006	4	\$92,680
2006	5	\$98,081
2006	6	\$118,094
<b>Total Net Sales:</b>		<b>\$1,265,217</b>

Breakpoint %: 2.00 %      Breakpoint Amount: \$900,000  
 % Rent Amount (Net Sales - Breakpoint): \$365,217  
 % Rent Due (% Rent Amount \* Breakpoint %): \$7,304  
 Sales Tax %: 0.00 %      Sales Tax Due: \$0

*AP*  
*7/17/06*

EXCESS RENT FORM LETTER

7/11/2007

Store Number: 04927

Vendor:

Lawson Vendor #:

SE EWING AVE PROPERTIES LLC  
PO BOX 494  
GADSDEN, AL, 35902

197365

ca

RE: Dollar General Store

2110 EWING AVE  
GADSDEN, AL 35901-1863

[REDACTED]		
2006	7	\$90,940
2006	8	\$92,418
2006	9	\$113,490
2006	10	\$96,121
2006	11	\$97,789
2006	12	\$142,573
2007	1	\$93,368
2007	2	\$98,467
2007	3	\$121,315
2007	4	\$96,145
2007	5	\$104,633
2007	6	\$128,680
Total Net Sales:		\$1,275,938

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Breakpoint %:	2.00 %	Breakpoint Amount:	\$1,040,000
		% Rent Amount (Net Sales - Breakpoint):	\$235,938
		% Rent Due (% Rent Amount * Breakpoint %):	\$4,719
Sales Tax %:	0.00 %	Sales Tax Due:	\$0.00

DB 7/13/07

IS RENT FORM LETTER

7/9/2008

Store Number: **wn and Landscape Inc.**

Vendor: **Landscape**

Lawson Vendor #: **197365**

SE EWING AVE PROPERTIES LLC  
PO BOX 494  
GADSDEN, AL, 35902

*ca*

RE: Dollar General Store

2110 EWING AVE  
GADSDEN, AL 35901-1863

Year	Month	Sales
2007	7	\$99,947
2007	8	\$100,957
2007	9	\$125,100
2007	10	\$104,493
2007	11	\$105,529
2007	12	\$151,933
2008	1	\$102,264
2008	2	\$108,616
2008	3	\$135,006
2008	4	\$110,964
2008	5	\$116,980
2008	6	\$148,359
<b>Total Sales</b>		<b>\$1,410,147</b>

*14*

*111,687*  
*115,029*  
*144,392*  
*117,289*  
*129,811*

*11.75*  
*13.97*  
*15.42*  
*12.25*  
*17.61*

Breakpoint %:	2.00 %	Breakpoint Amount:	\$1,040,000
% Rent Amount (Net Sales - Breakpoint):			\$370,147
% Rent Due (% Rent Amount * Breakpoint %):			\$7,403
Sales Tax %:	0.00 %	Sales Tax Due:	\$0.00

*50m*  
*7/15/08*

**DOLGENCORP, INC.** 100 MISSION RIDGE GOODLETTSVILLE, TN 37072-2171

VENDOR ID: 197365 SE EWING AVE PROPERTIES LLC

CHECK NO. 0003390977

DATE: 07/22/08  
PAGE: 1

INVOICE NO	DESCRIPTION	INVOICE DATE	P.O. NUMBER	GROSS	DISCOUNT	NET
04927# Re0620	04927062008#	07/21/08		7,402.93	.00	7,402.93
STORE: 04927GADSDEN		AL				
<b>TOTALS</b>				<b>7,402.93</b>	<b>.00</b>	<b>7,402.93</b>

**DOLLAR GENERAL**

Dollar General Corporation  
 100 Mission Ridge  
 Goodlettsville, TN 37072  
 U.S.A.  
 COMPANY GROWTH & DEVELOPMENT/Rent Administration  
 Phone 615-855-4883/Fax 615-855-4663

**Excess Rent Form Letter**

Vendor No: 197365  
 Vendor Name: SE Ewing Properties, LLC  
 Vendor Address: P. O. Box 494  
Gadsden, AL 35902

Account No: 510130  
 Cost Center: 4927  
 Re: Revised Percentage Rent  
July 2008 - June 2009

Dear Landlord:

This is to certify that sales for the above named store were as follows:

**Term commencement:**

Jul-08	<u>\$ 111,687.01</u>	Jan-09	<u>\$ 114,015.32</u>
Aug-08	<u>\$ 115,029.54</u>	Feb-09	<u>\$ 118,969.91</u>
Sep-08	<u>\$ 144,392.51</u>	Mar-09	<u>\$ 146,461.76</u>
Oct-08	<u>\$ 117,289.84</u>	Apr-09	<u>\$ 119,427.75</u>
Nov-08	<u>\$ 124,111.27</u>	May-09	<u>\$ 124,147.45</u>
Dec-08	<u>\$ 158,731.48</u>	Jun-09	<u>\$ 158,602.66</u>

Total Sales: \$ 1,552,866.50  
 Less Base Sales: \$ 1,040,000.00  
 % Rent Rate: 2.00%  
 % Rent: \$ 10,257.33  
 Previously paid: \$ 8,547.74  
 Net % Rent Due: \$ 1,709.59