



Beverly-Hanks Commercial

Date: June 25, 2026

Re: Lease Summary – Dollar General Store #6097 395 Crimson Laurel Way, Bakersville, NC

For buyer review, below is a summary of the current lease documents for Dollar General Store #6097. This summary is provided for convenience only and is subject to review of the full lease documents and amendments.

Tenant:	Dolgenercorp, LLC (Dollar General)
Original Lease Date:	July 29, 2003
Demised Premises:	Approximately 7,500 SF (excluding basement)
Current Landlord:	Cooke Greene Enterprises, LLC
Current Lease Term:	August 1, 2023 – July 31, 2028
Current Base Rent:	\$3,719 per month
Annual Base Rent:	\$44,628 per year
Renewal Option:	One (1) additional 5-year option, provided tenant is not in default and gives at least 90 days' prior written notice
Insurance Contribution:	Tenant pays \$60/month as its sole contribution toward landlord's insurance premium expense
Holdover:	Periodic tenancy on the same terms, terminable by either party upon 90 days' prior written notice

Lease Highlights

- Lease Modification Agreement #4, dated June 29, 2023, extended the lease for five (5) years beginning August 1, 2023 and ending July 31, 2028.
- Current monthly base rent is \$3,719, payable in advance on or before the first day of each month.
- The current amendment provides one additional 5-year renewal option.
- Landlord furnishes heating, plumbing, and air conditioning equipment.
- Tenant is responsible for routine maintenance and minor repairs, and for the first \$750 per occurrence of major repairs and replacements.
- Landlord is responsible for major repairs and replacements exceeding \$750 per occurrence.

Prior Amendment Notes

- Lease Modification Agreement #3 extended the lease from August 1, 2021 through July 31, 2023 at \$3,381 per month.
- That amendment also listed fixed monthly tenant contributions of \$325 for parking lot maintenance and \$340 for real estate taxes during that extension term.

Summary only. Prospective buyers should review the complete lease file, amendments, and any related memoranda for full legal and economic terms.

Prepared by:

Ian Moorrees

Residential & Commercial Broker Associate

NAI Beverly-Hanks Commercial

ian.moorrees@naibevery-hanks.com | (828) 254-7221