

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2017 Sep 26 02:27 PM NC Rev Stamp: \$ 10430.00
 Book: 8276 Page: 744 Fee: \$ 26.00
 Instrument Number: 2017033915
 DEED

Excise Tax: \$10,430.00
 Parcel ID No.: 157826; PIN 0748-03-31-1509

Prepared by: L. Penn Clarke, K&L Gates LLP (without title examination)

After recording, return to: Manning, Fulton & Skinner, P.A., 3605 Glenwood Ave., Suite 500,
 Raleigh, NC 27612 (DJS)

Brief Description for the Index

11.935 acres, Plat Book 141, Page 90, Durham
 County

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of this 25 day of September, 2017, by and between

GRANTOR	GRANTEE
<p>REDUS ONE, LLC, a Delaware limited liability company</p> <p>with a mailing address of: 301 S. College Street D1053-300 Charlotte, NC 28202</p>	<p>PSI PHARMA SUPPORT AMERICA, INC., a Delaware corporation</p> <p>with a mailing address of: 875 First Avenue King of Prussia, PA 19406</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

submitted electronically by "Manning Fulton & Skinner, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Durham County Register of Deeds.

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain lot or parcel of land (the "Property") situated in Durham County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The Property was acquired by Grantor by instrument(s) recorded in Book 7626, Page 225 in the Durham County, North Carolina, Public Registry (the "Registry").

All or a portion of the Property herein conveyed does not include the primary residence of Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the Property hereinabove described is subject to the following exceptions:

1. Zoning and building ordinances and land use regulations applicable to the Property;
2. Any matters that would be disclosed by an accurate, current survey of the Property;
3. The lien of ad valorem real estate taxes and assessments for the Property for the then-current year;
4. Rights of the following tenants in possession, as tenants only, under unrecorded leases: Schulman Associates Institutional Review Board, Inc. and Funcom, Inc.;
5. Corrected Amended and Restated Conditions, Covenants, Restrictions and Reservations Affecting the Research Triangle Park recorded in Book 7559, Page 1, Durham County Registry;
6. Matters shown on those plats recorded in Plat Book 141, Page 90, Plat Book 127, Page 180, Plat Book 114, Page 119, and Plat Book 105, Page 2, Durham County Registry.
7. Easement to Duke Power Company recorded in Book 1224, Page 547, Durham County Registry.
8. Sanitary sewer easement to City of Durham recorded in Book 1510, Page 958, Durham County Registry.
9. Easement(s) to Duke Power Company recorded in Book 1217, Page 753 and Book 1797, Page 423, Durham County Registry.
10. Any other liens or encumbrances of record which do not materially adversely affect title to the Property, the value of the Property, or Purchaser's contemplated use of the Property.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has hereunto set its hand the day and year first above written.

GRANTOR:

REDUS ONE, LLC, a Delaware limited liability company

By: REDUS Properties, Inc., its sole member and manager

By: [Signature]
Name: Jami Bartolucci
Title: Vice President

STATE OF NORTH CAROLINA

COUNTY OF Mecklenburg

I certify that the following person personally appeared before me this day and acknowledged to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jami Bartolucci.

This the 22 day of September, 2017.

My Commission Expires:

2-22-2019

[Signature]
Notary Public
Print Name: E Gwendolyn Polk

[Affix Notary Stamp or Seal]

E Gwendolyn Polk
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires February 22, 2019

EXHIBIT A
LEGAL DESCRIPTION

Lying and being situate in Durham County, North Carolina, and being more particularly described as follows:

Being all that 11.935 acres, more or less, located in Durham County, North Carolina, and being that property labeled "The Educational Research Foundation of MEMA, Inc." in that plat recorded in Plat Book 141, Page 90, Durham County Registry, to which reference is made for a more certain description.