

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2017 Nov 16 10:05 AM NC Rev Stamp: \$ 13000.00
 Book: 8309 Page: 922 Fee: \$ 26.00
 Instrument Number: 2017040337
 DEED

Excise Tax \$13,000.00

NORTH CAROLINA SPECIAL WARRANTY DEED

Tax Lot No.: 0739-04-72-7007 Parcel Identifier No. 157251
 Verified by Durham County on the ____ day of _____, 2017
 by _____

Mail after recording to: Grantee
 This instrument was prepared by: Mayleng S. Watson, McGuireWoods LLP

Brief Description for the index

14 T.W. Alexander Drive, Research Triangle Park

THIS DEED made as of the 15th day of November, 2017, by and between:

GRANTOR	GRANTEE
<p>E. I. du Pont de Nemours and Company, a Delaware corporation</p> <p>974 Centre Road, CRP 730/3160 Wilmington, DE 19805</p>	<p>Parmer RTP, LLC, a Delaware limited liability company</p> <p>11755 Wilshire Boulevard, Suite 1400 Los Angeles, CA 90025</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.

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

The property herein conveyed does NOT include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4154 at Page 530, Durham County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the 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 following: (a) taxes and assessments for the year 2018 and all subsequent years, (b) all matters which would be revealed by a current, accurate physical survey of the property, (c) easements, covenants, conditions, restrictions and other matters of record, but expressly excluding any monetary liens arising due to the acts of Grantor; (d) all governmental laws, codes, ordinances, and restrictions now or hereafter in effect in so far as same affect the property, which includes without limitation, applicable zoning, subdivision, building and other land use laws and regulations, and any violations thereof; and (e) the Lease Agreement between Grantee, as landlord, and Grantor, as tenant, of even date herewith.

[SEE ATTACHED SIGNATURE AND NOTARY PAGE]

IN WITNESS WHEREOF, the Grantor has signed this instrument to be effective as of the day and year first above written.

E. I. DU PONT DE NEMOURS AND COMPANY, a Delaware corporation

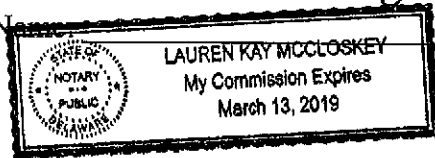
By: [Signature]
Name: Christopher J. Heck
Title: Manager- Global Real Estate and Workplace Planning

STATE OF Delaware
COUNTY OF New Castle

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: Christopher J. Heck, mgr Global
(Name of individual signing). Real Estate

Date: November 13, 2017

[Signature]
Notary Public
Printed/Typed Name



My Commission Expires: 3-13-19

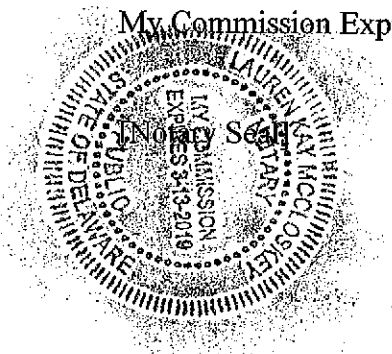


EXHIBIT A
Legal Description

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

BEGINNING for the same at a point on the northwesterly right-of-way line of T. W. Alexander Drive (150.00' wide), said point being generally North 38° 32' 43" East, 1237.63' more or less from the intersection of the northernmost right-of-way line of T. W. Alexander Drive and the northernmost right-of-way line of Cornwallis Road, (150.00' wide), said point of intersection having North Carolina Grid Coordinates N 790,152.846, E 2,037,030.631, thence for said "Research Triangle Park", as follows, to wit:

- 1) North 48° 00' 52" West, 27.50' along the common line with Eli Lilly & Co., to a point of curvature, thence continuing the following 5 courses and distances;
- 2) northwesterly 52.79' along the arc of a curve to the right having a radius 173.54', to a point, thence continuing;
- 3) North 30° 35' 13" West, 237.46' to a point, thence continuing;
- 4) South 82° 38' 18" West, 361.39' to a point, thence continuing;
- 5) North 53° 50' 27" West, 263.76' to a point, thence continuing;
- 6) North 75° 00' 22" West, 229.94' to a common corner with lands now or formerly of Craig Davis Properties, thence by the aforesaid line of Craig Davis Properties;
- 7) North 01° 20' 47" West, 648.44' to a common corner with lands now or formerly of Tri-Center (Tate Terrace), L.L.C., thence by the aforesaid line of Tri-Center the following 2 courses and distances;
- 8) North 31° 56' 25" East, 510.17' to a point, thence continuing;
- 9) North 43° 39' 37" East, 253.94' to a common corner with lands now or formerly of Bekaert Corporation, thence by the aforesaid line of Bekaert Corporation the following 3 courses and distances;
- 10) South 88° 57' 52" East, 305.49' to a point, thence continuing;
- 11) South 62° 20' 30" East, 656.25' to a point, thence continuing;
- 12) South 35° 46' 31" East, 281.58' to a point at the northerly corner of the northeasterly right-of-way line of S.R. 2087 (extended), thence leaving the aforesaid northeasterly right-of-way line and crossing to a corner on the southwesterly right-of-way of S.R. 2087 (extended);
- 13) South 33° 29' 43" West, 150.27' to a point, thence along the southwesterly right-of-way of S.R. 2087 (extended) the following 4 courses and distances;
- 14) southeasterly 229.33' along the arc of a curve to the right having a radius 741.92', to a point of compound curvature, thence continuing;
- 15) southeasterly 153.18' along the arc of a curve to the right having a radius 742.28', to a point of compound curvature, thence continuing;

- 16) southeasterly 214.84' along the arc of a curve to the right having a radius 825.00' to a point, thence continuing;
- 17) South 14° 01' 56" East, 54.17' to a point on the northwesterly right-of-way line of T.W. Alexander Drive, thence along the aforesaid northwesterly right-of-way line of T.W. Alexander Drive the following 4 courses and distances;
- 18) southwesterly 768.31' along the arc of a curve to the left having a radius 1507.01', to a point thence continuing;
- 19) South 45° 33' 29" West, 71.53' to a point, thence continuing;
- 20) South 42° 34' 44" West, 101.59' to a point, thence continuing;
- 21) South 40° 02' 44" West, 14.07' to the point and place of beginning, and containing within these metes and bounds 44.775 acres, more or less. Be the contents thereof what they may.

BEING the property described in Book 1141, Page 490,

LESS AND EXCEPT property described in the following:

Book 1559, Page 394;
Book 1559, Page 398;
Book 2222, Page 183;
Book 2222, Page 581;
Book 2342, Page 487;
Book 2571, Page 744; and
Book 2672, Page 868.

TOGETHER WITH easements set forth in the Easement Agreement between E. I. duPont de Nemours and Company and Eli Lilly and Company recorded in Book 2342, Page 493.

TOGETHER WITH easements set forth in the Utility Easement Agreement between E. I. duPont de Nemours and Company and Bekaert Corporation recorded in Book 2222, Page 187.