

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee, its successors and assigns in fee simple forever.

AND GRANTOR covenants with the Grantee, that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by or through Grantor except for the following exceptions:

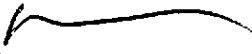
Real property taxes and assessments for the year 2018 and thereafter, zoning and other regulatory laws and ordinances affecting the Property, matters which would be disclosed by an accurate survey and all easements, conditions and restrictions of record insofar as they lawfully affect the Property (the "Permitted Exceptions"); provided, however, that the reference to the Permitted Exceptions shall not be deemed to reimpose any of same.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, GRANTOR has executed this instrument effective as of the day and year first above written.

GRANTOR:

SEARS, ROEBUCK AND CO.,
a New York corporation

By:  (SEAL)

Name: Robert A. Riecker
Title: Chief Financial Officer

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 16 day of May, 2018 by Robert A. Riecker as Chief Financial Officer of **SEARS, ROEBUCK AND CO.**, a New York corporation, on behalf of the corporation. He is personally known to me or has produced a driver's license as identification.


Notary Public

[Affix Notary Seal]

My Commission Expires:

8/7/19



EXHIBIT ALegal Description
Durham County, North Carolina

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

TRACT ONE:

A parcel of land located in the City of Durham, Durham County, North Carolina on the Northeasterly side of Guess Road, and being a portion of land described as Tract One in Deed Book 387 Page 382; said portion being more particularly described as follows:

Beginning at a pk nail on the Northeasterly line of Guess Road (variable width right of way) at the Southern corner of lands now or formerly owned by The Shops at Northgate LLC (DB 5488 Pg 589 and PB 143 Pg 214); said point having North Carolina State Plane Coordinates (NAD '83) of N:825,984.03 and E:2,025,562.22; Thence on the Southeasterly line of said lands owned by The Shops at Northgate LLC the following 7 calls:

1. N 43°55'41" E a distance of 63.60 feet to an iron pipe;
2. N 31°47'05" E a distance of 241.86 feet to a pk nail;
3. N 28°30'26" E a distance of 142.84 feet to a pk nail;
4. N 25°29'41" E a distance of 60.08 feet to a pk nail;
5. N 25°30'07" E a distance of 220.46 feet to an iron pipe;
6. N 16°34'38" E a distance of 104.40 feet to an iron pipe;
7. N 41°58'02" E a distance of 207.47 feet to an iron pipe on the Southerly line of Interstate 85 (220' public right of way);

Thence on the Southerly line of Interstate 85, on a curve to the left a distance of 186.10 feet, said curve having a radius of 2964.79 feet and chord bearing S 70°06'09" E for a distance of 186.07 to an iron pipe at the Northwest corner of lands now or formerly owned by Northgate Mall Durham LLC (DB 7191 Pg 618 and PB 130 Pg 206);

Thence S 02°36'27" W, on the West line of said lands of Northgate Mall Durham LLC, a distance of 1067.77 feet to a pk nail;

Thence N 88°19'09" W a distance of 169.14 feet to a pk nail;
Thence S 06°15'09" E a distance of 91.08 feet to a pk nail;
Thence N 89°20'09" W a distance of 70.61 feet to an iron pipe;

Thence on a curve to the left a distance of 64.30 feet to an iron pipe on the Northeasterly line Guess Road; said curve having a radius of 276.60 feet and a chord bearing S 67°01'59" W for a distance of 64.16 feet;

Thence N 45°32'37" W, on the Northeasterly line of Guess Road, a distance of 17.05 feet to a point;

Thence N 45°54'09" W, continuing on the Northeasterly line of Guess Road, a distance of 493.46 feet to the Point of Beginning;

Containing 516,356 square feet or 11.85 acres more or less.

TRACT TWO:

A parcel of land located in the City of Durham, Durham County, North Carolina on the Northeasterly side of Guess Road, and being a portion of land described as Tract Two in Deed Book 387 Page 382 and portions of F Street and Buchanan Blvd closed and shown in Plat Book 118 Pg 174; said land being more particularly described as follows:

Beginning at an iron pipe on the Northeasterly line of Guess Road (variable width right of way) at the intersection with the North line of F Street (now closed); said point having North Carolina State Plane Coordinates (NAD '83) of N:825,628.70 and E:2,025,928.77;

Thence on a curve to the right a distance of 64.30 feet to an iron pipe; said curve having a radius of 276.60 feet and a chord bearing N 67°01'59" E for a distance of 64.16 feet;

Thence S 89°20'09" E a distance of 70.61 feet to a pk nail;

Thence S 05°31'24" E a distance of 21.01 feet to a pk nail;

Thence S 89°17'36" E a distance of 33.29 feet to a pk nail;

Thence S 03°27'12" W a distance of 185.67 feet to a pk nail on the Northeasterly line of Guess Road;

Thence, on the Northeasterly line of Guess Road, on a curve to the left a distance of 164.46 feet to a point; said curve having a radius of 581.65 feet and a chord bearing N 37°35'09" W for a distance of 163.91 feet;

Thence N 45°41'09" W, continuing on the Northeasterly line of Guess Road, a distance of 75.23 feet to the Point of Beginning;

Containing 16,220 square feet or 0.37 acres more or less.