

<p>This Instrument Prepared by:</p> <p>Richard J. Crouch, Esq. Vandevanter Black LLP 101 West Main Street 500 World Trade Center Norfolk, Virginia 23510</p> <p>After Recording Return To:</p> <p>Clifton M. Dugas, II, Esq. Foley & Lardner LLP 2021 McKinney Ave., Suite 1600 Dallas, Texas 75201</p> <p><u>Tax Parcel ID No.: 0242088</u> <u>Brief Description: 3131 RDU Center Drive</u></p>	
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SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATE OF NORTH CAROLINA
COUNTY OF WAKE

Consideration: \$6,252,189.00
Excise Tax: \$12,505.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 23rd day of February, 2022, by and between CCP Property Raleigh-Durham, LLC, a Delaware limited liability company (as to an undivided 89.735% interest), and KRC Property Raleigh-Durham, LLC, a Delaware limited liability company (as to an undivided 10.265% interest), (hereinafter collectively referred to as "Grantor") whose addresses for mailing purposes is CCP Property Raleigh-Durham, LLC, c/o Continental Capital Partners, LLC, 329 Edwin Drive, Suite 201, Virginia Beach, VA 23462, Attn: Jeremy McLendon, Darlene Crick, and Ted Sherman, CCP Property Raleigh-Durham, LLC, c/o Continental Partners, LLC, 7113 Three Chopt Road, Richmond, VA 23226, Attn: Jay Golden, and KRC Property Raleigh-Durham, LLC, c/o Kellam Realty Company L.L.P., 36076 Lankford Highway, Belle Haven, VA 23306, and WSO 3131 RDU Center Drive LLC, a Texas limited liability company (hereinafter referred to as "Grantee") whose address for mailing of tax notices from and after the date hereof is 4200 S. Hulen, Suite 410, Fort Worth, Texas 76109. The designation Grantor and Grantee as used herein shall include said parties, their respective heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH:

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has granted, bargained, sold, and conveyed and by these presents does hereby grant, bargain, sell, and convey unto Grantee in fee simple all of that certain lot or parcel of land situated in the Town of Cary, County of Wake, North Carolina and being more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Land", and together with all buildings, structures, and improvements located on the Land, and all right, title and interest of Grantor in and to any easements, licenses, privileges, adjacent

Submitted electronically by "Stewart Title Guaranty Company - Commercial Services Charlotte" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

streets, roads, alleys, or rights of way in front of the land and any water, sewer, and utility pipes of, and facilities in or appurtenant to, the Land or the improvements thereon, collectively, the "Property").

TO HAVE AND TO HOLD said 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 shall warrant and forever defend the title against the lawful claims of all persons claiming by, under or through Grantor, except as to those matters set forth on Exhibit "B" attached hereto and by this reference made a part hereof.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has duly executed this Special Warranty Deed as of the day, month and year first above written.

“GRANTOR”

CCP PROPERTY RALEIGH-DURHAM, LLC,
a Delaware limited liability company

By: CCP Mezzanine Raleigh-Durham, LLC,
a Delaware limited liability company,
Its: Manager

By: CCP Raleigh-Durham, LLC,
a Virginia limited liability company,
Its: Manager

By: CCP Manager Raleigh-Durham, LLC,
a Virginia limited liability company,
Its: Manager

By: Continental Capital Partners, LLC,
a Virginia limited liability company,
Its: Manager

By: _____ (SEAL)
Name: Jeremy R. McLendon
Its: Manager

State of VIRGINIA, County of VIRGINIA BEACH

The foregoing was acknowledged before me in the jurisdiction aforesaid this 21 day of FEBRUARY, 2022, by Jeremy R. McLendon, as Manager of Continental Capital Partners, LLC, a Virginia limited liability company, Manager of CCP Manager Raleigh-Durham, LLC, a Virginia limited liability company, Manager of CCP Raleigh-Durham, LLC, a Virginia limited liability company, Manager of CCP Mezzanine Raleigh-Durham, LLC, a Delaware limited liability company, Manager of CCP Property Raleigh-Durham, LLC, a Delaware limited liability company. He is personally known to me or has produced his state issued driver’s license as identification.

Date: FEBRUARY 21, 2022

Benson L.H. Powell
Official Signature of Notary Public

BENSON L.H. POWELL
Notary printed or typed name

[OFFICIAL SEAL]



My commission expires: APRIL 30, 2022

“GRANTOR”

KRC PROPERTY RALEIGH-DURHAM, LLC,
a Delaware limited liability company

By: KRC Mezzanine Raleigh-Durham, LLC,
a Delaware limited liability company,
Its: Manager

By: Kellam Realty Company L.L.P.,
a Virginia registered limited liability
partnership,
Its: Manager

By: [Signature] (SEAL)
Name: E. Polk Kellam, Jr.
Its: Managing Partner

State of Virginia, ^{City} Roanoke, County of Roanoke

The foregoing was acknowledged before me in the jurisdiction aforesaid this 22nd day of February, 2022, by E. Polk Kellam, Jr., Managing Partner of Kellam Realty Company L.L.P., a Virginia registered limited liability partnership, Manager of KRC Mezzanine Raleigh-Durham, LLC, a Delaware limited liability company, Manager of KRC Property Raleigh-Durham, LLC, a Delaware limited liability company.

Date: 2/22/2022

[Signature]
Official Signature of Notary Public

SANDRA H. HALL
Notary printed or typed name
[OFFICIAL SEAL]

My commission expires: Dec. 31, 2025

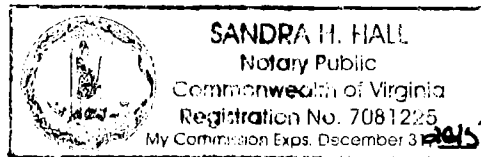


Exhibit A – Legal Description
Exhibit B – Permitted Exceptions

Exhibit A
Legal Description

All that certain property being located in the Town of Cary, County of Wake, State of North Carolina, being further described as follows:

Being all of Lot 3, containing 5.019 acres, more or less, as shown on survey entitled "Subdivision Map of RDU Center Lots 2 and 3" dated March 9, 1998 and prepared by Kenneth Close, Inc., Land Surveying, recorded in Book of Maps 1998, Page 860, Wake County Registry, reference to which is hereby made for a more accurate description.

TOGETHER WITH access, parking and utility easements as contained in Reciprocal Easement Agreement recorded in Book 8064, page 1981, as modified in Modification of Reciprocal Easement Agreement recorded in Book 8645, page 496, Wake County Registry.

TOGETHER WITH parking easement as contained in Cross Parking Easement recorded in Book 16547 page 01777.

For Informational Purposes Only:

Tax PIN No. 0766140520/ REID No. 0242088

Address: 3131 RDU Center Drive, Morrisville, NC 27560

Exhibit B
Permitted Exceptions

1. Intentionally deleted.

2. Intentionally deleted.

SPECIAL EXCEPTIONS:

3. Taxes for the year 2022, and subsequent years, which are not yet due and payable.

4. Rights of tenants in possession under unrecorded leases.

5. Intentionally deleted.

6. Rights of the public, county, state or municipality in and to that portion of the land taken or used for road purposes.

7. Any trust, right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 U.S.C. §499a, et seq., or any similar state or federal law.

8. Any trust, right, interest or claim that may exist, arise, or be asserted against the Title under or pursuant to the Packers and Stockyard Act of 1921, as amended, 7 U.S.C. §181, et seq., or any similar state or federal law.

9. Intentionally deleted.

10. The following matters as shown on plat recorded in Book of Maps 1998, Page 860, Wake County Registry:

- a. private cross access and parking easement;
- b. 20' public waterline and 20' public sewer easement;
- c. private access easement.

11. Easement(s) and/or Right(s) of Way in favor of Carolina Power & Light Company, recorded in Book 2660, Page 417 and Book 3675, Page 857, Wake County Registry.

12. Terms and conditions of Reciprocal Easement Agreement recorded in Book 8064, Page 1981; as amended by Modification of Reciprocal Easement Agreement recorded in Book 8645, Page 496, Wake County Registry.

13. Declaration of Temporary Construction and Permanent Slope, Grading and Access Easement recorded in Book 12777, Page 918, Wake County Registry.

14. Title to that portion of the Land lying within the bounds of RDU Center Drive; and/or rights of the public and others entitled thereto in and to the use of that portion of the insured premises within the bounds of RDU Center Drive, if any.

15. Terms and conditions set forth in that certain unrecorded Office Lease Agreement by and between Northpark Two LLC, as Landlord and Sine Wall, LLC, as Tenant, as evidenced by Memorandum of Lease recorded in Book 15107, Page 1213, Wake County Registry.

16. Terms and conditions as contained in Cross Parking Easement recorded in Book 18547, Page 1777, Wake County Registry.

17. Intentionally deleted.