

For Registration Sharon A. Davis
 Register of Deeds
 Durham County, NC
 Electronically Recorded
 2017 Nov 03 12:28 PM NC Rev Stamp: \$ 54300.00
 Book: 8302 Page: 580 Fee: \$ 26.00
 Instrument Number: 2017038977
 DEED

Excise Tax: \$ 54,300.00

PIN: 0748-02-79-3803; Tax Parcel ID: 157299

Prepared by: Grant Chapman
 Scannell Properties
 8801 River Crossing Boulevard, Suite 300
 Indianapolis IN 46240

Return to: Christopher L. Hartmann
 Kirkland & Ellis LLP
 601 Lexington Avenue
 New York, New York 10022

Brief Description for the Index

Apprx. 22.076 Acres, Triangle Township,
 Durham County, North Carolina

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED is made as of this 1 day of November, 2017, by and between

GRANTOR	GRANTEE
<p>Scannell Properties #233, LLC, an Indiana limited liability company</p> <p>with a mailing address of: 8801 River Crossing Boulevard, Suite 300 Indianapolis, Indiana 46240 Attn: Grant E. Chapman</p>	<p>PEPF PowerSecure, LLC, a Delaware limited liability company</p> <p>with a mailing address of: c/o Principal Real Estate Investors, LLC 801 Grand Avenue Des Moines, IA 50392</p>

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 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 the City of Durham, 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 7900 Page 707 and Book 7900 Page 713 in the Durham County, North Carolina, Public Registry (the "Registry").

All 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 in the attached Exhibit B.

Title to the Property hereinabove described is subject to the exceptions listed in Exhibit B attached hereto and incorporated herein by reference.

[Signature Page Follows]

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

GRANTOR:

SCANNELL PROPERTIES #233, LLC,
an Indiana limited liability company

By: *James C. Carlino*
Name: James C. Carlino
Title: Manager

STATE OF INDIANA

COUNTY OF MARION

I certify that the following person personally appeared before me this day and acknowledged to me that ^{*James C. Carlino} ~~he or she~~ voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Manager.

This the 31ST day of October, 2017.

My Commission Expires:

December 28, 2019

Shannon Parkhurst
Notary Public
Print Name: Shannon Parkhurst

[Affix Notary Stamp or Seal]

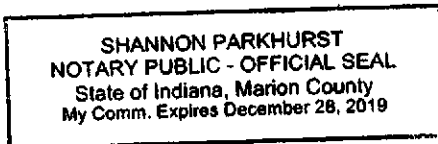


EXHIBIT A**Legal Description of the Property**

BEGINNING AT A NEW IRON PIN LOCATED IN THE SOUTHERN RIGHT-OF-WAY LINE OF ALEXANDER DRIVE (120 FOOT RIGHT-OF-WAY), AND HAVING N.C. GRID COORDINATES OF N=790371.2339 AND E=2047155.8449, AND RUNNING THENCE ALONG LAND NOW OR FORMERLY OF GENERAL ELECTRIC COMPANY SOUTH 00 DEGREES 29 MINUTES 02 SECONDS EAST 499.51 FEET TO A NEW IRON PIN; THENCE SOUTH 86 DEGREES 39 MINUTES 14 SECONDS EAST 899.06 FEET TO AN EXISTING IRON PIN; THENCE SOUTH 00 DEGREES 29 MINUTES 25 SECONDS WEST 500.47 FEET TO AN EXISTING IRON PIN; THENCE ALONG LAND NOW OR FORMERLY OF GENERAL ELECTRIC COMPANY NORTH 86 DEGREES 54 MINUTES 03 SECONDS WEST 617.21 FEET TO AN EXISTING RAILROAD IRON; THENCE ALONG LAND NOW OR FORMERLY KNOWN AS TRIANGLE BUSINESS CENTER NORTH 86 DEGREES 35 MINUTES 28 SECONDS WEST 682.41 FEET TO AN EXISTING IRON PIN; THENCE NORTH 87 DEGREES 19 MINUTES 06 SECONDS WEST 53.88 FEET TO A POINT; THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF STIRRUP CREEK DRIVE THE FOLLOWING CALLS: (1) NORTH 24 DEGREES 40 MINUTES 44 SECONDS EAST 14.00 FEET TO A POINT; (2) THENCE NORTH 05 DEGREES 21 MINUTES 31 SECONDS EAST 58.19 FEET TO A POINT; (3) THENCE NORTH 06 DEGREES 22 MINUTES 18 SECONDS WEST 69.95 FEET TO A POINT; (4) THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 996.93 FEET, AN ARC DISTANCE OF 210.88 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 06 DEGREES 11 MINUTES 52 SECONDS WEST 210.49 FEET TO A POINT; (5) THENCE NORTH 06 DEGREES 01 MINUTES 25 SECONDS WEST 69.95 FEET TO A POINT; (6) THENCE NORTH 17 DEGREES 48 MINUTES 46 SECONDS WEST 58.41 FEET TO A POINT; (7) THENCE NORTH 27 DEGREES 29 MINUTES, 29 SECONDS WEST 66.75 FEET TO A POINT; (8) THENCE NORTH 18 DEGREES 52 MINUTES 32 SECONDS WEST 98.00 FEET TO A POINT; (9) THENCE NORTH 02 DEGREES 03 MINUTES 32 SECONDS WEST 67.45 FEET TO A POINT; (10) THENCE NORTH 10 DEGREES 45 MINUTES 33 SECONDS WEST 54.55 FEET TO A POINT; (11) THENCE NORTH 09 DEGREES 42 MINUTES 04 SECONDS WEST 62.16 FEET TO A POINT; (12) THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.79 FEET, AN ARC DISTANCE OF 104.74 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES 58 MINUTES 52 SECONDS EAST 104.30 FEET TO A POINT; (13) THENCE NORTH 22 DEGREES 21 MINUTES 30 SECONDS EAST 79.89 FEET TO A POINT; THENCE ALONG A LINE WHERE THE EASTERN RIGHT-OF-WAY LINE OF STIRRUP CREEK DRIVE INTERSECTS THE SOUTHERN RIGHT-OF-WAY LINE OF ALEXANDER DRIVE NORTH 65 DEGREES 58 MINUTES 04 SECONDS EAST 106.93 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1205.92 FEET, AN ARC DISTANCE OF 436.08 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 83 DEGREES 10 MINUTES 44 SECONDS EAST 433.70 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 22.147 ACRES, AND BEING TRACT #3 AS SHOWN ON PLAT OF SURVEY ENTITLED "PROPERTY OF WACHOVIA BANK OF NORTH

CAROLINA, N.A. AS TRUSTEE FOR THE WACHOVIA REAL ESTATE FUND" DATED OCTOBER 23, 1995, AND LAST REVISED NOVEMBER 28, 1995, PREPARED BY BASS, NIXON AND KENNEDY, INC., CONSULTING ENGINEERS.

LESS AND EXCEPT that portion of the above property included in the right of way dedication shown on that certain Final Right-of-Way Dedication Plat prepared by Bass, Nixon & Kennedy, Inc. Consulting Engineers recorded with the Registry of Deeds of Durham County, NC in Book 196, Page 210.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2017, which are a lien, but not yet due and payable, and all subsequent years.
2. Easements and any other facts as shown on plat recorded in Plat Book 116, Page 152, Durham County Registry, and shown on the ALTA/NSPS Land Title Survey prepared by Millman Land Surveying of North Carolina, PLLC, dated October 13, 2017, last revised October 26, 2017, as Project No. 41952 (41341) (the "Survey").
3. Easements and any other facts as shown on plat recorded in Plat Book 127, Page 38, Durham County Registry, and shown on the Survey.
4. Easements and any other facts as shown on plat recorded in Plat Book 196, Page 210, Durham County Registry, and shown on the Survey.
5. Stormwater Facility Agreement and Covenants to City of Durham recorded in Book 7992, Page 549, Durham County Registry, and shown on the Survey.
6. Easement to Duke Power Company recorded in Book 264, Page 291, Durham County Registry.
7. Easements Reserved in Deed to Department of Transportation recorded in Book 1426, Page 232, Durham County Registry, and shown on the Survey.
8. Deed of Easement to County of Durham recorded in Book 1436, Page 156, Durham County Registry, and shown on the Survey.
9. Easement to Duke Power Company recorded in Book 1473, Page 475, Durham County Registry.
10. Terms, provisions, covenants, conditions, easements and restrictions as provided in Amended and Restated Declaration with respect to Covenants and Restrictions Affecting Triangle Business Center, recorded in Book 1721, Page 125 with First Modification to Amended and Restated Declaration with respect to Covenants and Restrictions Affecting Triangle Business Center recorded in Book 2150, Page 858 with Resignation of Declarant recorded in Book 2150, Page 869 with Second Modification to Amended and Restated Declaration with respect to Covenants and Restrictions Affecting Triangle Business Center recorded in Book 7839, Page 568 and Book 7852, Page 199 with Third Modification to Amended and Restated Declaration with Respect to Covenants and Restrictions Affecting Triangle Business Park recorded in Book 7999, Page 856, Durham County Registry.

50' parking and 75' building setback lines and 10' utility easement, as located as shown on the Survey.

11. Rights of PowerSecure, Inc., as tenant only under unrecorded lease with no options to purchase or rights of first refusal or offer.
12. Easement to Duke Energy Carolinas, LLC recorded in Book 8230, Page 1, Durham County Registry.
13. Easements and any other facts as shown on Exempt Easement Plat - Property of Scannell Properties #233 LLC, recorded in Plat Book 197, Page 196, Durham County Registry.