

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
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DEED

This document prepared by:

Kirkland & Ellis LLP
300 North LaSalle
Chicago, IL 60654
Attn: Andrew D. Small, Esq.

After recording/return to:
First American Title Insurance Co.
Christopher J. Albee, Esquire
201 S College Street, Suite 1500
Charlotte, NC 28244
File No. _____

Excise Tax: \$18,400.00
Tax Parcel Nos. 157353 and 157354

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 30 day of March, 2017, by and between BINSWANGER DURHAM LLC, a Delaware limited liability company ("Grantor"), and GPT SOUTH MIAMI BOULEVARD OWNER LP, a Delaware limited partnership, whose address is c/o Gramercy Property Trust, 90 Park Avenue, 32nd Floor, New York, New York 10016. Attn: Allan B. Rothschild ("Grantee").

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Durham, State of North Carolina, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming under or through Grantor, but not otherwise.

Submitted electronically by "Kennon Craver, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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