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FOR REGISTRATION  
 Sharon A. Davis  
 REGISTER OF DEEDS  
 Durham County, NC  
 2017 MAR 14 02:20:54 PM  
 BK: 8141 PG: 963-966  
 DEED  
 FEE: \$26.00  
 INSTRUMENT # 2017008286

APRILJ



2017008286

EXCISE TAX: \$0 (NCGS §105-228.29(6))  
 TAX MAP NUMBERS: 0747-03-03-2409 SPL

DRAWN BY AND AFTER RECORDATION, PLEASE RETURN TO

Daniel J. Favero  
 Mayer Brown LLP  
 71 S. Wacker Dr.  
 Chicago, IL 60606

✂ Return to: Wyatt Early Harris Wheeler, LLP (David N.  
 Woods) PO Drawer 2086, High Point, NC 27261

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of this 6 day of March, 2017, by Keystone 300 Leasehold Owner, LLC, a Delaware limited liability company, having an address at c/o Innovatus Capital Partners, LLC, 777 3<sup>rd</sup> Avenue, 19<sup>th</sup> Floor, New York, NY 10017 ("**Grantor**"), to Aequum-Keystone 300, LLC, a Delaware limited liability company, having an address at c/o Innovatus Capital Partners, LLC, 777 3<sup>rd</sup> Avenue, 19<sup>th</sup> Floor, New York, NY 10017 ("**Grantee**").

### WITNESSETH

That for a valuable consideration paid by Grantee, receipt of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey, transfer and confirm unto Grantee, its successors and assigns, fee simple title to all of Grantor's interest in the parcel of land situated, lying and being in the County of Durham, State of North Carolina, being more particularly described in Exhibit A attached hereto and by this reference made a part hereof.

The property hereinabove described was acquired by Grantor by instruments recorded in Deed Book [8141], Page [959], and in Deed Book [—], Page [—], in the Durham County Registry of Deeds.

A map showing the above described property is recorded in Plat Book 188 Page 275.

TOGETHER with all improvements thereupon and all and singular the tenements, hereditaments, rights-of-way, easements privileges, appurtenances, advantages and interests on leases to the same belonging or in any way appertaining, and