

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Mar 22 12:10 PM NC Rev Stamp: \$ 14000.00
Book: 8146 Page: 967 Fee: \$ 26.00
Instrument Number: 2017009273
DEED

CONSIDERATION \$7,000,000.00
EXCISE TAX \$14,000.00
TAX MAP NUMBER 0747-03-02-3852

PREPARED BY:
Timothy R. Ryan
Holland & Knight LLP
101 South Tryon St, Suite 3600
Charlotte, NC 28280

AFTER RECORDATION, PLEASE RETURN TO:
K&L Gates LLP
214 North Tryon Street, 47th Floor
Charlotte, North Carolina 28202
Attention: Emily B. Reynolds

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of this 21st day of March, 2017, by **KEYSTONE 630 LL, LLC**, a Delaware limited liability company, having an address at c/o Investcorp International Realty, Inc., 280 Park Avenue, 36th Floor, New York, NY 10017 ("**Grantor**"), to **ORIGIN-KEYSTONE HOLDING, LLC**, a Delaware limited liability company, having an address at 350 N. LaSalle Street, Suite 1000, Chicago, IL 60654 ("**Grantee**").

WITNESSETH

That for and in consideration of the sum of SEVEN MILLION DOLLARS (\$7,000,000.00), 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 those parcels of land situate, 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 7064, Page 321, in the Durham County Registry of Deeds.

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

submitted electronically by "The Pryzwansky Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

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

TOGETHER WITH all right, title and interest of Grantor in and to the land lying in the bed of any street, road or avenue, opened or proposed, in front of, abutting or adjoining the above-described real estate.

THIS CONVEYANCE is made and accepted subject to and with the benefit of all easements, conditions and restrictions of record and affecting the above-described real estate.

TO HAVE AND TO HOLD the said described land and premises unto and to the use of Grantee, its successors and assigns, in fee simple absolute.

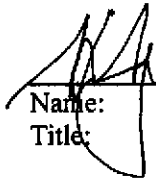
AND said Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, and that it will execute such further assurances of said land as may be requisite.

AND GRANTEE, by its acceptance hereof, hereby assumes payment of all ad valorem real estate taxes attributable to the Property from and after the date hereof.

The property conveyed hereby does not include the primary residence of Grantor.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed under seal as of the day and year first above written.

KEYSTONE 630 LL, LLC,
a Delaware limited liability company

By:  _____
Name: **H. Herbert Myers**
Title: **Vice President**

STATE OF NEW YORK)
) ss.
COUNTY OF New York)

On the 16 day of March in the year 2017 before me, the undersigned, a Notary Public in and for said State, personally appeared H. Herbert Myers, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

 _____
Notary Public

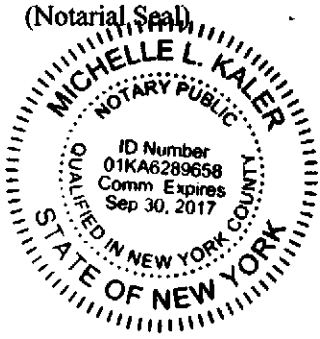


EXHIBIT A
Property Description

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

Being all of Lot 1 as shown on that plat entitled "Keystone Office Park Lots 1, 2, 3" recorded in Plat Book 188, Page 275, Durham County Registry.

TOGETHER WITH the non-exclusive, perpetual easements for access and utilities and other rights set forth in the Declaration of Covenants, Conditions and Restrictions for Keystone Office Park, recorded in Book 2555, Page 135, Durham County Registry, as amended by Amendment to Declaration and Declaration of Annexation for Keystone Office Park, recorded in Book 2759, Page 140, Durham County Registry, as amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions for Keystone Office Park, recorded in Book 6878, Page 777, Durham County Registry, as amended by Third Amendment to Declaration of Covenants, Conditions and Restrictions for Keystone Office Park, recorded in Book 8141, Page 949, Durham County Registry.