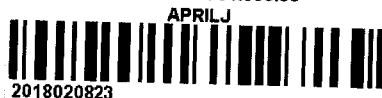


FOR REGISTRATION
 Sharon A. Davis
 REGISTER OF DEEDS
 Durham County, NC
 2018 Jun 18 04:50:07 PM
 BK:8447 PG:599-603

DEED
 FEE: \$26.00
 INSTRUMENT # 2018020823
 EXCISE TAX: \$1,590.00



Excise Tax: \$1,590.00

Tax Lot No./Parcel Identifier No.: 0748-03-31-7818

Mail after recording to: Grantee

This instrument was prepared by: Parker Poe (DTD), 301 Fayetteville Street, Suite 1400, Raleigh, NC 27601

Brief Description For The Index: Lot 2, Plat Book 143, Page 185

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of June 18, 2018, by and between:

GRANTOR:	GRANTEE:
<p>SYNGENTA CROP PROTECTION, LLC, a Delaware limited liability company, and successor by merger to SYNGENTA BIOTECHNOLOGY, INC., f/k/a SYNGENTA AGRIBUSINESS BIOTECHNOLOGY RESEARCH, INC., f/k/a NOVARTIS AGRIBUSINESS BIOTECHNOLOGY RESEARCH, INC.</p> <p>Address:</p> <p>410 Swing Road Greensboro, NC 27409-2012</p>	<p>ARE-NC REGION NO. 18, LLC, a Delaware limited liability company</p> <p>Address:</p> <p>c/o Alexandria Real Estate Equities, Inc. 385 E. Colorado Blvd., Suite 299 Pasadena, California 91101 Attention: Corporate Secretary Re: 9 Laboratory Drive</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership. 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 situated in the Research Triangle Park, Triangle Township, Durham County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2930, Page 14, Office of the Durham County Register of Deeds.

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all improvements thereon 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 listed on Exhibit B attached hereto and incorporated herein by reference.

[SIGNATURE AND NOTARY PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused this deed to be duly executed as of the date first above written.

GRANTOR:

SYNGENTA CROP PROTECTION, LLC, a Delaware limited liability company, and successor by merger to SYNGENTA BIOTECHNOLOGY, INC., f/k/a SYNGENTA AGRIBUSINESS BIOTECHNOLOGY RESEARCH, INC., f/k/a NOVARTIS AGRIBUSINESS BIOTECHNOLOGY RESEARCH, INC.

By: John A Mitchell
Name: John A. Mitchell
Its: Regional Head, Facility Management

STATE OF North Carolina

COUNTY OF Guilford

I, Ladoris Alston, the undersigned Notary Public of the County and State aforesaid, do hereby certify that John A. Mitchell, being personally known to me, personally appeared before me this day and acknowledged that he/she is the Regional Head Facility Management of SYNGENTA CROP PROTECTION, LLC, a Delaware limited liability company, and successor by merger to SYNGENTA BIOTECHNOLOGY, INC., f/k/a SYNGENTA AGRIBUSINESS BIOTECHNOLOGY RESEARCH, INC., f/k/a NOVARTIS AGRIBUSINESS BIOTECHNOLOGY RESEARCH, INC., and that he/she, as Regional Head Facility Management, being authorized to do so, voluntarily executed the foregoing instrument for the purposes therein expressed on behalf of Syngenta Crop Protection LLC. Witness my hand and official stamp or seal this 11th day of June, 2018.

Ladoris Alston
Notary Public

Print Name: Ladoris Alston

My Commission Expires: April 17, 2021

Seal/Stamp:

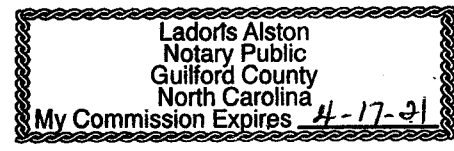


EXHIBIT A

LEGAL DESCRIPTION

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

Lying on the eastern side of Laboratory Drive containing 7.478 acres, more or less, and being all of Lot 2 of the FINAL RECOMBINATION PLAT FOR NOVARTIS BIOTECHNOLOGY, dated January 5, 1999, and recorded in Plat Book 143, at page 185, in the Office of the Register of Deeds of Durham County, to which plat reference is hereby expressly made for a more particular description of same.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record Book 261, Page 38; as amended, modified or restated in Book 273, page 489; Book 314, page 94; Book 1035, page 685; Book 1097, page 706; Book 1125, page 232; Book 1270, page 222; and Book 1547, page 183; Book 6366, page 315; Book 7515, page 459; and Book 7559, page 1, as affected by the Waiver of Right of First Refusal dated May 22, 2018, executed by Research Triangle Foundation of North Carolina, a North Carolina non-profit corporation, and recorded of even date herewith.
2. The following matters disclosed by plat(s) recorded in Plat Book 117, page 202; and Plat Book 143, page 185:
 - a. 50' wide Duke Power Co. easement;
 - b. 30' wide sanitary sewer easement.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title regarding the following matters disclosed by PRELIMINARY survey entitled "ALTA/NSPS LAND TITLE SURVEY for LABORATORY DRIVE" by R. Alan Wilson, P.L.S., dated April 12, 2018, last revised May 25, 2018.
 - a. Branches and ditches bounding and/or crossing the Land;
 - b. Power lines and power poles;
 - c. 100' side yard setback along all property lines;
 - d. Walking trail along western boundary is located partially on the property and in the right of way of Laboratory Drive.
4. Drainage Easement by and between the State Highway Commission and The Research Triangle Foundation of North Carolina, recorded in Book 324, page 114.
5. Easement for the transmission and distribution of electricity, and for communication purposes granted to Duke Power Company recorded in Book 1224, page 547, Durham County Registry.
6. Utility easement reserved for the benefit of Research Triangle Foundation of North Carolina and the County of Durham in Book 1456, page 130 and also shown in Plat Book 117, page 202, Durham County Registry.