

For Registration Sharon A. Davis
Register of Deeds
Durham County, NC
Electronically Recorded
2017 Dec 19 04:48 PM NC Rev Stamp: \$ 31141.00
Book: 8332 Page: 742 Fee: \$ 26.00
Instrument Number: 2017044737
DEED

Excise Tax \$ 31,141⁰⁰ Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County of _____, 2017
by _____

Mail after recording to:
Laurie C. Nelson, Esq.
Ropes & Gray LLP
1211 Avenue of the Americas
New York, NY 10036-8704

This instrument was prepared by:
Covington & Burling LLP
Heather G. Haberl, Esq.
One CityCenter
850 Tenth Street, N.W.
Washington, D.C. 20001

Brief description for the Index: _____

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made as of December 19, 2017, by and between

GRANTOR

GRANTEE

Eisai Inc., a Delaware corporation
100 Tice Boulevard
Woodcliff Lake, NJ 07677

Biogen U.S. Corporation, a Massachusetts corporation
225 Binney Street
Cambridge, MA 02142

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 the singular, plural, masculine, feminine or neuter as required by context.

DC: 6593543-3

submitted electronically by "First American Title NCS"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Durham County Register of Deeds.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, any and all improvements located on the real property described on **Exhibit "A" attached hereto and incorporated herein**, (the improvements (but not the land) being referred to herein as the "Property").

The land underlying the Property hereinabove described was acquired by Grantor by instrument recorded in Book 2177, page 936 and Book 2667, Page 583, Durham County Registry and by instrument recorded in Book 8341, Page 2421, Wake County Registry. Notwithstanding Grantor's subsequent conveyance of the land to Grantee, ownership in the Property was retained by Grantor in that instrument recorded in Book 7774, Page 286, Durham County Registry and in that instrument recorded in Book 16131, Page 1803, Wake County Registry.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

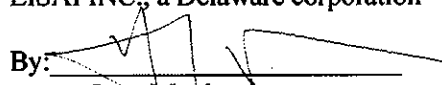
And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the Property is subject to the following exceptions: **See attached Exhibit "B" incorporated herein.**

[signature page follows]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, as of the day and year first written above.

EISAI INC., a Delaware corporation

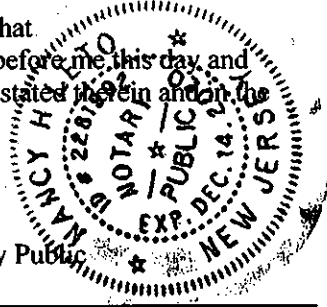
By: 

Name: Ivor Macleod

Title: Senior Vice President, Chief Financial Officer
& Chief Compliance Officer

State of New Jersey
County of Bergen

I, Nancy Leto, a Notary Public of said county and state aforesaid, certify that Ivor Macleod, SUP/CFO/COO of Eisai Inc., personally appeared before me this day and acknowledged to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.



Witness my hand and notarial seal this the 14th day of December, 2017

My commission expires: 12/14/2021

Nancy Leto

Notary Public

Typed or Printed Name:

The foregoing Certificate(s) of

_____ is/are certified to be correct. This instrument and this certificate are duly registered on _____, 20____, at _____ A.M., P.M., in Book _____, Page _____.
_____ Register of Deeds for _____ County, North Carolina.

By _____ Deputy / Assistant - Register of Deeds.

EXHIBIT "A"

ALL IMPROVEMENTS LOCATED ON THAT PROPERTY CONTAINING 2.34 ACRES, MORE OR LESS, LOCATED AT 900 DAVIS DRIVE, RESEARCH TRIANGLE PARK, DURHAM COUNTY, NORTH CAROLINA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL SET (N.C. GRID COORDINATES NAD83/CORS96 N=770,036.48 FEET, E=2,034,844.42 FEET) AND RUNS AS A TIE LINE NORTH 37 DEG. 54 MIN. 08 SEC. EAST 2,932.30 FEET TO THE NORTHWESTERMOST EXTERIOR CORNER A TWO-STORY CONCRETE BUILDING, SAID BUILDING CORNER ALSO BEING THE POINT OF BEGINNING; THENCE WITH A WESTERN WALL OF THE BUILDING SOUTH 04 DEG. 14 MIN. 37 SEC. WEST 205.44 FEET TO A BUILDING CORNER; THENCE WITH A NORTHERN WALL NORTH 85 DEG. 45 MIN. 23 SEC. WEST 48.48 FEET TO A BUILDING CORNER; THENCE WITH A WESTERN WALL SOUTH 04 DEG. 14 MIN. 37 SEC. WEST 106.87 FEET TO A BUILDING CORNER, THE SOUTHWESTERNMOST EXTERIOR CORNER OF THE BUILDING DESCRIBED HEREIN; THENCE WITH A SOUTHERN WALL SOUTH 85 DEG. 45 MIN. 23 SEC. EAST 171.61 FEET TO A BUILDING CORNER; THENCE WITH A WESTERN WALL SOUTH 04 DEG. 16 MIN. 57 SEC. WEST 45.65 FEET TO A BUILDING CORNER; THENCE WITH A SOUTHERN WALL SOUTH 85 DEG. 45 MIN. 23 SEC. EAST 160.30 FEET TO A BUILDING CORNER, THE SOUTHEASTERNMOST EXTERIOR CORNER OF THE BUILDING DESCRIBED HEREIN; THENCE WITH AN EASTERN WALL NORTH 04 DEG. 14 MIN. 39 SEC. EAST 88.52 FEET TO A BUILDING CORNER; THENCE WITH A SOUTHERN WALL SOUTH 85 DEG. 45 MIN. 18 SEC. EAST 11.17 FEET TO A BUILDING CORNER; THENCE WITH AN EASTERN WALL NORTH 04 DEG. 14 MIN. 37 SEC. EAST 77.26 FEET TO A BUILDING CORNER; THENCE CONTINUING WITH A LINE THROUGH A PASSAGEWAY CONNECTING THE BUILDING DESCRIBED HEREIN TO A SEPARATE BUILDING LOCATED TO THE EAST NORTH 04 DEG. 14 MIN. 37 SEC. EAST 14.37 FEET TO AN EXTERIOR WALL OF THE AFOREMENTIONED PASSAGEWAY; THENCE WITH A NORTHERN WALL NORTH 85 DEG. 45 MIN. 24 SEC. WEST 11.91 FEET TO A BUILDING CORNER; THENCE WITH AN EASTERN WALL NORTH 04 DEG. 14 MIN. 38 SEC. EAST 177.81 FEET TO A BUILDING CORNER, THE NORTHEASTERNMOST EXTERIOR CORNER OF THE BUILDING DESCRIBED HEREIN; THENCE WITH THE NORTHERNMOST WALL NORTH 85 DEG. 45 MIN. 23 SEC. WEST 282.67 FEET TO A BUILDING CORNER, SAID CORNER BEING THE POINT OF BEGINNING.

EXHIBIT "B"

1. Any right, easement, interest, encroachment, encumbrance, violation, variation or other adverse circumstance affecting the Title disclosed by plat recorded in Plat Book 125, Page 195, Durham County Registry. The location of the easement, as of the Date of Policy, is shown on the survey prepared by McKim & Creed on June 17, 2015, last revised July 15, 2015, and designated as Job No. 6928-0001 (the "Survey").
2. Any right, easement, interest, encroachment, encumbrance, violation, variation or other adverse circumstance affecting the Title disclosed by plat recorded in Plat Book 135, Pages 95-96, Durham County Registry. The location of the easement, as of the Date of Policy, is shown on the Survey.
3. Any right, easement, interest, encroachment, encumbrance, violation, variation or other adverse circumstance affecting the Title disclosed by plat recorded in Plat Book 143, Pages 164-166, Durham County Registry. The location of the easement, as of the Date of Policy, is shown on the Survey.
4. Any right, easement, interest, encroachment, encumbrance, violation, variation or other adverse circumstance affecting the Title disclosed by plat recorded in Plat Book 143, Page 179, Durham County Registry. The location of the easement, as of the Date of Policy, is shown on the Survey.
5. Right(s) of way to Durham Public Service Company recorded in Book 121, Page 283, Durham County Registry.
6. Easement to Eisai Pharmatechnology, Inc., a Delaware corporation qualified to do business in the State of North Carolina recorded in Book 2177, Page 944, Durham County Registry. The location of the easement, as of the Date of Policy, is shown on the Survey.
7. Easement to Eisai Pharmatechnology, Inc., a Delaware corporation qualified to do business in the State of North Carolina recorded in Book 2177, Page 956, Durham County Registry. The location of the easement, as of the Date of Policy, is shown on the Survey.
8. Easement to Eisai Pharmatechnology, Inc., a Delaware corporation qualified to do business in the State of North Carolina recorded in Book 2177, Page 966, Durham County Registry. The location of the easement, as of the Date of Policy, is shown on the Survey.
9. Easement for Jogging Trail to Durham-Wake Counties Research and Production Service District, a North Carolina service district recorded in Book 2664, Page 984, Durham County Registry. The location of the easement, as of the Date of Policy, is shown on the Survey.
10. Right(s) of way to Public Service Company of North Carolina, Inc., a North Carolina corporation recorded in Book 1111, Page 179, Durham County Registry. The location of the easement, as of the Date of Policy, is shown on the Survey.
11. Easement to Public Service Company of North Carolina, Incorporated, a South Carolina corporation, dba PSNC Energy recorded in Book 5350, Page 286, Durham County Registry.
12. Easement to Public Service Company of North Carolina, Incorporated, a South Carolina corporation, dba PSNC Energy recorded in Book 5852, Page 503, Durham County Registry.
13. Right(s) of way to Duke Power Company recorded in Book 177, Page 669, Durham County Registry.

14. Right(s) of way to Duke Power Company recorded in Book 1760, Page 308, Durham County Registry.
15. Right(s) of way to Duke Power Company LLC d/b/a Duke Energy Carolinas, LLC recorded in Book 5419, Page 1, Durham County Registry.
16. Right(s) of way to Duke Power Company LLC d/b/a Duke Energy Carolinas, LLC recorded in Book 5551, Page 955, Durham County Registry.
17. Consent Judgment recorded in Book 7019, Page 98, Durham County Registry.
18. Easement to Level 3 Communications, LLC, a Delaware limited liability company recorded in Book 6674, Page 534, Durham County Registry.
19. Restrictions contained in Deed recorded in Book 2177, Page 936, Durham County Registry.
20. Restrictions contained in Deed recorded in Book 2667, Page 583, Durham County Registry.
21. Right(s) of way to Duke Power Company, a North Carolina corporation recorded in Book 435, Page 947, Durham County Registry. The location of the easement, as of the Date of Policy, is shown on the Survey.
22. Terms, provisions, covenants conditions, easements and restrictions as provided in (Corrected) Amended and Restated Conditions, Covenants, Restrictions and Reservations Affecting the Research Triangle Park, recorded in Book 15768, Page 2175, Wake County Registry, and Book 7559, Page 1, Durham County Registry; as affected by Waiver of Rights in Book 7774, Page 277, Durham County Registry, and Book 16131, Page 1793, Wake County Registry.

When Recorded Return To: SIAN
First American Title Insurance Company
National Commercial Services
1850 K Street NW Suite 1050
Washington, DC 20006
File No: NCS 578053A - DC 72