SPECIAL WARRANTY DEED

FROM: LBP Nashville, Inc.

TO: Space Park, LLC

This instrument was prepared by:
Jonathan E. Newman, Esq.
Lord Baltimore Properties
6225 Smith Avenue, Suite B-100
Baltimore, Maryland 21209

Address of New Owner:

Space Park, LLC
c/o Wexford Bancgroup
318 W. Adams
Suite500
Chicago, Illinois 60606

Name and Address of Entity Responsible for the Payment of Real Property Taxes:

Space Park, LLC
c/o Wexford Bancgroup
318 W. Adams
Suite500
Chicago, Illinois 60606

Map-Parcel Numbers:

18 -00/115
18 -00/114
19-00/19

Davidson County DEEDWARR
Recvd: 12/10/02 15:16 9pgs
Fees:48.00 Taxes:21164.00
20021210-0152386

STATE OF Tennessee
CITY/COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **Five Million Seven Hundred Twenty Thousand Dollars ($5,720,000)**.

Affiant

SUBSCRIBED AND SWORN TO before me, this the 10th day of December 2002.

Notary Public

My Commission Expires: 1-26-05

SHEILA J. PARKER NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN.

FOR AND IN CONSIDERATION OF the sum of **Five Million Seven Hundred Twenty Thousand Dollars ($5,720,000)**, the receipt and sufficiency of which are hereby acknowledged, LBP Nashville, Inc., a Delaware corporation ("Grantor") has bargained and sold, in fee simple and with SPECIAL WARRANTY, and by these presents does hereby transfer and convey unto Space Park, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, that certain property in Goodlettsville, Davidson County, State of Tennessee, known as **Old Stone Bridge Industrial Park**, and more particularly described on **Exhibit "A"** attached hereto and incorporated herein (the "Property").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

This property conveyance is made on an "as is" basis, and is expressly made subject to those matters more specifically set forth on **Exhibit "B,"** attached hereto and incorporated herein by this reference. Notwithstanding the foregoing sentence, Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit "B", to which this conveyance is expressly made subject. Grantor specifically disclaims any warranty, guaranty, or representation, oral or written, past, present or future, of, as, to, or concerning the nature and condition of the Property, including but not by way of limitation, the water, soil, geology and the suitability thereof, and the suitability of the Property, for any and all activities and uses which Grantee may elect to conduct thereon, any improvements Grantee may elect to construct thereon, income to be derived therefrom or expenses to be incurred with respect thereto, or any obligations or any other matter or thing relating to or affecting the same, and the compliance of the Property with any laws, rules, ordinances, or regulations of any government or other body.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 9TH day of December, 2002:

GRANTOR:
LBP Nashville, Inc.

By: _____
Alan E. Kerry, President

STATE OF MARYLAND
COUNTY OF BALTIMORE, TO WIT:

On this 7th day of November, ~~2001~~ 2002, before me, the undersigned, personally appeared ALAN E. KERRY, known to me to be the President of LBP Nashville, Inc. and acknowledged that he freely executed the same as his free act and deed and the free act and deed of the foregoing grantor for the purposes therein contained.

Notary Public: Monica Rovecamp

My Commission Expires: 8-1-06

NOTARIAL SEAL

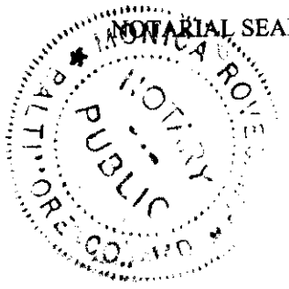


EXHIBIT "A"

OLD STONE BRIDGE

Being three tracts of land in the City of Goodlettsville, Davidson County, Tennessee, and being more particularly described separately as follows:

TRACT 1

BEGINNING at an existing iron pin on the east right-of-way line of Old Stone Bridge Road, said iron pin being 1,603.22 feet southeasterly measured along said east right-of-way line, from the east right-of-way line of Dickerson Pike (U.S. Highway 41 and 31W and State Route 11);

1. THENCE with the east right-of-way line of said Old Stone Bridge Road, North 25 degrees 42 minutes 00 seconds West a distance of 119.91 feet to an existing iron pin at the point of curvature of the following curve;

2. THENCE continuing with said east right-of-way line, northwesterly along a curve to the left, having a delta angle of 31 degrees 47 minutes 00 seconds, a radius of 346.17 feet, and a chord of North 41 degrees 35 minutes 30 seconds West 189.58 feet, an arc distance of 192.03 feet to an existing iron pin at the point of tangency;

3. THENCE continuing with said east right-of-way line of North 57 degrees 29 minutes 00 seconds West, a distance of 652.15 feet to an existing iron pin at the point of curvature of the following curve;

4. THENCE continuing with said east right-of-way line, northwesterly along a curve to the right having a delta angle of 22 degrees 58 minutes 00 seconds, a radius of 388.49 feet, and a chord of North 46 degrees 00 minutes 00 seconds West 154.68 feet, an arc distance of 155.72 feet to an existing iron pin at the point of tangency;

5. THENCE continuing with said east right-of-way line, North 34 degrees 31 minutes 00 seconds West, a distance of 161.15 feet to an existing iron pin at the point of curvature of the following curve;

6. THENCE continuing with said east right-of-way line, westerly along a curve to the left having a delta angle of 62 degrees 14 minutes 14 seconds, a radius of 174.55 feet and a chord of North 65 degrees 38 minutes 07 seconds West 180.42 feet, and arc distance of 189.60 feet to an existing iron pin; said pin being the southeast property corner of a tract of land deeded to the City of Goodlettsville as of record in Book 8696, page 595, R.O.D.C., Tennessee;

7. THENCE leaving said east right-of-way line, with the easterly property line of the City of Goodlettsville tract, North 15 degrees 36 minutes 00 seconds West a distance of 140.57 feet to an existing iron pin;

8. THENCE South 59 degrees 56 minutes 00 seconds East a distance of 39.21 feet to an existing iron pin;

9. THENCE North 44 degrees 06 minutes 00 seconds East, passing through a witness iron pin at 22.64 feet, a total distance of 88.00 feet to a point in the center of Mansker Creek; said point being on the southwest line of the land of J. B. Jackson, Jr., etux, as of record in Book 290, Page 236, R.O.S.C., Tennessee;

10. THENCE with the center of Mansker Creek and the southwesterly line of said Jackson land, South 45 degrees 54 minutes 00 seconds East a distance of 183.95 feet to a point;

11. THENCE with the center of Mansker Creek and the southwesterly line of said Jackson Land, South 28 degrees 14 minutes 00 seconds East a distance of 332.94 feet to a point;

12. THENCE with the center of Mansker Creek and the southwesterly line of said Jackson land, South 64 degrees 03 minutes 00 seconds East a distance of 604.26 feet to a point;

13. THENCE with the center of Mansker Creek and the southwesterly line of said Jackson land, South 32 degrees 45 minutes 00 seconds East a distance of 171.04 feet to a point;

14. THENCE with the center of Mansker Creek and the southwesterly line of said Jackson land, South 53 degrees 08 minutes 00 seconds East a distance of 182.40 feet to a point;

15 THENCE with the center of Mansker Creek and the southwesterly line of said Jackson land, South 77 degrees 31 minutes 00 seconds East a distance of 42.00 feet to a point;

16. THENCE leaving Mansker Creek, South 27 degrees 14 minutes 00 seconds West, passing through a witness iron pin at 56.84 feet, a total distance of 164.06 feet to the **POINT OF BEGINNING.**

CONTAINING 133,575 square feet or 3.067 acres, more or less.

TRACT 2

BEGINNING at an existing iron pin in the north right-of-way line of the CSX Transportation railroad, being South 57 degrees 13 minutes 00 seconds East 148.21 feet measured along said north right-of-way line from the east right-of-way line of Dickerson Pike (U.S. Highway 41 and 31W and State Route 11), said iron pin also marks the south corner of Lot 1 on the final plat of the Oscar Mayer Industrial Park as of record in Plat Book 5210, Page 382;

1. THENCE with the southeast line of said Lot 1, North 22 degrees 54 minutes 00 seconds East a distance of 379.22 feet to an existing iron pin on the west right-of-way line of Old Stone Bridge Road;

2. THENCE with said west right-of-way line, southeasterly along a curve to the left, having a delta angle of 12 degrees 50 minutes 00 seconds, a radius of 448.49 feet and a chord of South 51 degrees 04 minutes 00 seconds East 100.25 feet, an arc distance of 100.46 feet to an existing iron pin at the point of tangency;

3. THENCE continuing with said west right-of-way line, South 57 degrees 29 minutes 00 seconds East a distance of 652.15 feet to an existing iron pin at the point of curvature of the following curve;

4. THENCE continuing with said west right-of-way line, along a curve to the right, having a delta angle of 31 degrees 47 minutes 00 seconds a radius of 286.17 feet, and a chord of South 41 degrees 35 minutes 30 seconds East 156.72 feet, an arc distance of 158.75 feet to an existing iron pin at the point of tangency;

5. THENCE continuing with said west right-of-way line, South 25 degrees 42 minutes 00 seconds East a distance of 497.93 feet to an existing iron pin marking a northeast corner of the land of Oscar Mayer Foods as of record in Book 4592, Page 376, R.O.D.C., Tennessee

6. THENCE with the north line of said Oscar Mayer land, South 65 degrees 51 minutes 00 seconds West a distance of 182.44 feet to an existing iron pin on the north right-of-way line of said CSX Railroad;

7. THENCE with said north right-of-way line, northwesterly along a curve to the left having a delta angle of 12 degrees 04 minutes 56 seconds, a radius of 4040.03 feet, and a chord of North 51 degrees 10 minutes 29 seconds West 850.36 feet, an arc distance of 851.94 feet to an existing iron pin at the point of tangency;

8. THENCE continuing with said north right-of-way line, North 57 degrees 13 minutes 00 seconds West a distance of 316.95 feet to the **POINT OF BEGINNING.**

Continuing 423,730 square feet or 9.728 acres, more or less.

TRACT 3

BEGINNING at an existing iron pin on the east right-of-way line of Old Stone Bridge Road, said iron pin being 1,603.22 feet southeasterly measured along said east right-of-way line, from the east right-of-way line of Dickerson Pike (U.S. Highway 41 and 31W and State Route 11);

1. THENCE North 27 degrees 14 minutes 00 seconds East passing through a witness iron pin at 107.22 feet, a total distance of 164.06 feet to a point in the center of Mansker Creek, said point being on the south line of the land of J. B. Jackson, Jr., etux, as of record in Book 290, Page 236, R.O.S.C., Tennessee;

2. THENCE with the center of Mansker Creek and the south line of said Jackson land, South 77 degrees 31 minutes 00 seconds East a distance of 362.48 feet to a point;

3. THENCE with the center of Mansker Creek and the south line of said Jackson land, South 65 degrees 35 minutes 00 seconds East a distance of 365.95 feet to a point on the west right-of-way line of Interstate 65 (controlled access), said point being in the fence along said west right-of-way line;

4. THENCE with the west right-of-way line of Interstate 65 (controlled access), leaving Mansker Creek, South 25 degrees 16 minutes 00 seconds East a distance of 50.35 feet to an existing iron pin; said iron pin being the northeast corner of the land of Oscar Mayer Foods as of record in Book 4592, Page 376, R.O.D.C., Tennessee;

5. THENCE with the north line of said Oscar Mayer land, South 64 degrees 27 minutes 23 seconds West a distance of 650.11 feet to an existing iron pin on the east right-of-way line of said Old Stone Bridge Road;

6. THENCE with the east right-of-way line of Old Stone Bridge Road, North 25 degrees 42 minutes 00 seconds West a distance of 454.57 feet to the **POINT OF BEGINNING.**

Containing 236,660 square feet or 5.433 acres, more or less.

The above described property was conveyed to Stanton Hotel Corporation, by Limited Warranty Deed from The Lincoln National Life Insurance Company, an Indiana corporation, of record in Book 10363, page 848, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of record in Book 10363, page 855, Register's Office for Davidson County, Tennessee.

Stanton Hotel Corporation having since changed its name to Atrepo Nashville, Inc. by Instrument No. 20021018-0128462, and Atrepo Nashville, Inc. having since changed its name to LBP Nashville, Inc, by Instrument No. 20021018-0128463, in said Register's Office.

EXHIBIT "B"

(PERMITTED EXCEPTIONS)

1. Easement for the flow of Mansker Creek and a large stream located along the northwesterly line of Tract No. 2, and as shown on Plat of record in Book 6250, page 696, Register's Office for Davidson County, Tennessee.

2. Easement to Madison Suburban Utility District of record in Book 4419, page 472, Register's Office for Davidson County, Tennessee, and as shown on Plat of record in Book 6250, page 696, said Register's Office. (As to Tracts 1 and 3)

3. Easement for drainage to The State of Tennessee of record in Book 4185, page 983, Register's Office for Davidson County, Tennessee, and as shown on Plat of record in Book 6250, page 696, said Register's Office. (As to Tract 3)

4. Easement No. 2 for sanitary sewers to The City of Goodlettsville, Tennessee of record in Book 4956, page 191, Register's Office for Davidson County, Tennessee, and as shown on Plat of record in Book 6250, page 696, said Register's Office. (As to Tract 1)

5. Fencing Contract of record in Book 2151, page 269, Register's Office for Davidson County, Tennessee, and as shown on Plat of record in Book 6250, page 696, said Register's Office. (As to Tract 2)

6. Survey of Ragan-Smith-Associates, Inc., dated October 9, 2002, last revised October 21, 2002, shows the following (As to Tracts 1, 2, and 3):

   1. Encroachment by several utility poles with lights onto the right-of-way of Old Stone Bridge Road along the common boundary of Tract No. 2 and Old Stone Bridge Road;
   2. Encroachment by a concrete wall and stop sign onto the right-of-way of Old Stone Bridge Road at the southerly end of said road;
   3. Encroachment by concrete retaining wall and curb onto the right-of-way of Old Stone Bridge Road, at several points;
   4. Encroachment by concrete pavement from Tract 3 onto the right-of-way of Old Stone Bridge Road;
   5. Encroachment by guardrail onto the right-of-way of Old Stone Bridge Road;
   6. Encroachment by three concrete pads and asphalt pavement onto the 10-foot water easement, in which is located an 8-inch water line, on Tract No. 3;

7. Easements to the City of Goodlettsville for sanitary sewers and/or storm drainage, of record in Book 8676, page 222, Register's Office for Davidson County, Tennessee. (As to Tract 1)

8. Easement to The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7231, page 347, Register's Office for Davidson County, Tennessee. (Tract 4)

9. Easement to Madison Suburban Utility District of record in Book 4377, page 97, Register's Office for Davidson County, Tennessee, as shown on Plat of record in Book 5200, page 121, in said Register's Office. (Tract 4)

10. Order for a right of way of record in Book 7363, page 795, Register's Office for Davidson County, Tennessee.

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   2. Encroachment by a concrete wall and stop sign onto the right-of-way of Old Stone Bridge Road at the southerly end of said road;
   3. Encroachment by concrete retaining wall and curb onto the right-of-way of Old Stone Bridge Road, at several points;
   4. Encroachment by concrete pavement from Tract 3 onto the right-of-way of Old Stone Bridge Road;
   5. Encroachment by guardrail onto the right-of-way of Old Stone Bridge Road;
   6. Encroachment by three concrete pads and asphalt pavement onto the 10-foot water easement, in which is located an 8-inch water line, on Tract No. 3;

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EXHIBIT "B"

(PERMITTED EXCEPTIONS)

11. Lease Agreement of record in Book 7005, page 769, Register's Office for Davidson County, Tennessee. (Tract 4)

12. Survey of Ragan-Smith-Associates, Inc., dated October 15, 2002, last revised October __, 2002, shows the