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:

26-00/3

Davidson County DEEDWARR
Recvd: 12/10/02 16:20 7pgs
Fees:38.00 Taxes:65786.00
20021210-0152387

STATE OF Tennessee
CITY/COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **Seventeen Million Seven Hundred Eighty Thousand ($17,780,000).**

Affiant

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

Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 1-26-05

FOR AND IN CONSIDERATION OF the sum of **Seventeen Million Seven Hundred Eighty Thousand Dollars ($17,780,000)**, 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 **Space Park North 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, 2002~~1~~, 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: _____

My Commission Expires: 8-1-06

NOTARIAL SEAL
NOTARY PUBLIC
BALTIMORE CO. MD

EXHIBIT "A"

SPACE PARK NORTH

A tract of land in the City of Goodlettsville, Davidson County, Tennessee, being Parcel 3 on Tax Map 26 Metropolitan Nashville, Davidson County, Tennessee tax maps and also being Lot No. 1 and Reserved Parcel "A" on final plat Space Park North as of record in Book 5200, Page 121, R.O.D.C., Tennessee and Lot No. 1 and Reserved Parcel "A", being more particularly described together as follows:

Beginning at an existing iron pin at the intersection of the easterly right-of-way line of South Cartwright Street and the westerly right-of-way line of Interstate 65, said pin being 2,248 feet, more or less, southerly from the southerly right-of-way line of Long Hollow Pike as measured along the easterly right-of-way line of South Cartwright Street; thence

1. With the westerly right-of-way line of Interstate 65, a controlled access right-of-way, S 21E 28' 49" E, 128.73 feet to an existing highway concrete monument; thence,

2. Continuing with right-of-way of I-65, S 21E 22' 57" E, 397.31 feet to an existing concrete highway monument; thence,

3. Continuing with the right-of-way of I-65, S 21E 12' 38" E, 67.41 feet to an existing iron pin, northeast corner of Parcel 70 on Tax Map 26 owned by Maxine Sadler as of record in Will Book 158, Page 7, R.O.D.C., Tennessee; thence,

4. With the north line of Sadler, an old fence line, S 84E 29' 32" W, 240.02 feet to an existing iron pin, northwest corner of Sadler; thence,

5. With the westerly line of Sadler, an old fence line, S 9E 01' 40" W, 2003.51 feet to an existing iron pin; thence,

6. Continuing with the line of Sadler. S 77E 00' 23" W, passing an existing concrete monument at 358.18 feet, a total of 376.75 feet to an existing iron pin on the easterly right-of-way line of CSX Transportation, Inc. railroad, formerly Louisville & Nashville Railroad Company; thence,

7. With the easterly right-of-way line of CSX Railroad, as established and set out in Quit Claim Deed from L & N Railroad Company to Goodlettsville Warehouse Properties, a Joint Venture, recorded in Book 5375, Page 589, R.O.D.C., Tennessee and being 50 feet east from the centerline of existing main tract of railroad N 12E 30' 09" W, 2086.70 feet to an existing iron pin, the southeasterly corner of Northgate Industrial Park Section One as of record in Book 4955, Page 109, R.O.D.C., Tennessee; thence,

8. With the south line of Section One Northgate Industrial Park, N 77E 29' 47" E, passing westerly right-of-way of South Cartwright Street at 1157.84 feet, a total of 1222.55 feet to an existing iron pin on the easterly right-of-way line of South Cartwright Street; thence,

9. With the easterly right-of-way line of South Cartwright Street, with a curve to the left (radius 660.00 feet) northwestwardly a distance of 343.10 feet to the point of beginning and having a chord bearing and distance of N 6E 23' 58" W, 339.248 feet and containing 1,693,346 square feet or 38.874 acres.

Being the same property conveyed to Stanton Hotel Corporation, by deed from The Lincoln National Life Insurance Company, an Indiana corporation, of record in Book 10363, page 842, 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.

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 following:

    1. 16-inch water line along west right of way Interstate 65 (in easement); 6-foot natural gas line along west property line (by agreement), as shown on Plat of record in Book 5200, page 121;
    2. Power service line to billboard from this property encroaches across corner of Sadler property to east of site;
    3. Drainage ditch along west property line and railroad right- of-way of Cartwright Street;
    4. Gravel parking and light poles encroach onto railroad right- of-way;
    5. Encroachment by curb into 50-foot Ingress-Egress Easement at several points;
    6. Encroachment by concreted area at Building 6 over and across the easement granted NES of record in Book 7231, page 347, Register's Office for Davidson County, Tennessee;
    7. Encroachment of graveled area upon railroad property west of Building 5, along with light poles as shown on survey;

    8. Overhead power line to billboard near northwest corner of Sadler property. (Tract 4)

13. Terms and conditions of Billboard Lease Agreement of record in Book 7901, page 595, Register's Office for Davidson County, Tennessee. (Tract 4)

14. Rights of tenants in possession, as tenants only, under prior unrecorded leases.

15. 50-foot ingress-egress set out by Declaration of Easement of record in Book 5685, page 383, Register's Office for Davidson County, Tennessee.

16. Plan of record in Book 6250, page 696, Register's Office for Davidson County, Tennessee, shows: 20-foot sanitary sewer easement (As to Tract 1 and 3) and 50 X 50 temporary turn-around (As to Tract 3)

17. Line Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4580, page 299, Register's Office for Davidson County, Tennessee. (As to Tract 2) Substation easement referred to in this document does not affect subject property.