This Instrument Prepared By and upon
recording return to:

Dana M. Fidazzo
Venable LLP
750 East Pratt Street
Suite 900
Baltimore, Maryland 21202

BILL GARRETT, Davidson County
Trans:T20160042306 DEEDWARRSP
Recvd: 05/19/16 15:51 10 pgs
Fees:53.00 Taxes:100000.00
20160519-0050430

Name and Address of New Owner and Taxpayer:

SL Airpark LLC
SL Airpark II LLC
c/o The Silverman Group
788 Morris Turnpike
Short Hills, NJ 07078
Attention: Phil Arem and Blake Silverman
Z#112642
Parcel Identification Number Assigned by County Tax Assessor: 13400002000; 13400026500; 13400026900; 13400027100; 13400027500; 13400027600; 13400027700; 13400028400; 13400028500; 13400028600; 13400028700

SPECIAL WARRANTY DEED

AIRPARK NASHVILLE LLC, a Delaware limited liability company ("**Grantor**"), for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration paid to Grantor by **SL AIRPARK LLC,** a Delaware limited liability company ("**SL AIRPARK**"), an undivided 89.6% interest, and **SL AIRPARK II LLC**, a Delaware limited liability company ("**SL AIRPARK II**"), an undivided 10.4% interest (SL AIRPARK and SL AIRPARK II are collectively referred to herein as the "**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, BARGAIN, SELL, CONVEY, ASSIGN and DELIVER to Grantee, as tenants in common with SL AIRPARK having a 89.6% undivided interest and SL AIRPARK II having a 10.4% undivided interest, the land described in Exhibit A attached hereto and made a part hereof, together with all buildings and other improvements situated thereon and all rights and appurtenances pertaining thereto, including without limitation any and all right, title, and interest of Grantor in and to (i) adjacent streets, roads, alleys, easements and rights-of-way and any adjacent strips or gores of land, (ii) utilities and entitlements serving the Property, and (iii) rights of ingress and egress; subject, however, to the encumbrances described in Exhibit B attached hereto and made a part hereof (hereinafter called the "**Permitted Encumbrances**").

Grantor, for itself and its successors and assigns, does hereby covenant with Grantee, its successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same. Grantor, for Grantor and Grantor's successors and assigns, does hereby covenant with Grantee, and Grantee's successors and assigns, that, as to the title and quiet possession to said property, it will warrant and defend against the lawful claims of all persons claiming the same by, through, or under Grantor or as the result of an affirmative act of Grantor, but not further or otherwise.

Current ad valorem taxes for the year 2016 on the herein described property having been prorated, Grantee hereby assumes the payment thereof.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, this instrument is executed by Grantor to be effective as of the 16 day of May, 2016.

Grantor:

AIRPARK NASHVILLE LLC,
a Delaware limited liability company

By: _____
Name: Scott D. Sealy
Title: Vice President

STATE OF Texas)
)
COUNTY OF Dallas)

Personally appeared before me, Shelley Flynn, a Notary Public in and for said County and State, Scott Sealy, with whom I am personally acquainted, and who acknowledged that he[she] executed the within instrument for the purposes therein contained, and who further acknowledged that he[she] is the Vice President of AIRPARK NASHVILLE LLC, a Delaware limited liability company, the grantor of the foregoing instrument, and is authorized by such grantor to execute this instrument on behalf of such grantor.

WITNESS my hand, at office, this 11th day of May, 2016.

_____
NOTARY PUBLIC

My Commission Expires:

May 19, 2019

SHELLEY FLYNN
Notary Public, State of Texas
My Commission Expires
May 19, 2019

STATE OF NEW JERSEY)
COUNTY OF ESSEX)

We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $87,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

We hereby swear or affirm that part of the property being transferred is used as a Facility as defined under Tennessee Code 67-4-109(h)(2)(A), and the undersigned grantees are providing this sworn statement as the taxpayer of the recordation tax due in connection with the recording of this Deed, and request that the Exception for recordation taxes under Tennessee Code 67-4-109(h)(1)(A) be recognized in connection with the recording of this Deed and that the recordation tax imposed will be based on $27,027,025.00, with $100,000.00 being the maximum amount of recordation taxes paid by the grantees in connection with recording this Deed.

SL AIRPARK LLC,
a Delaware limited liability company

By: _____
Name: Kenneth Silverman
Title: Manager

SL AIRPARK II LLC,
a Delaware limited liability company

By: _____
Name: Kenneth Silverman
Title: Manager

Subscribed and sworn to before me this 16th day of May, 2016.

_____
NOTARY PUBLIC

My Commission Expires:

PATRICIA KRAUSE
Notary Public, State of New Jersey
My Commission Expires
March 31, 2020

Exhibit A
LEGAL DESCRIPTION

All those certain tracts or parcels of land, together with improvements erected thereon, situated in the City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Tract 1:

Lot 5 of Airpark Center of record in Plat Book 7900, Page 80, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Book 8659, Page 874; Book 7191, Page 683; Instrument No. 20060719-0087113 and Plat Book 7900, Page 80.

Tract 2:

Lot 4 of Airpark Center of record in Plat Book 7900, Page 80, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Book 8659, Page 874; Book 7191, Page 683; Instrument No. 20060719-087113 and Plat Book 7900, Page 80.

Tract 3:

Lot 3 of Airpark Center of record in Plat Book 7900, Page 80, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Book 8659, Page 874; Book 7191, Page 683; Instrument No. 20060719-087113 and Plat Book 7900, Page 80.

Tract 4:

Lot 2 of Airpark Center of record in Plat Book 7900, Page 80, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Book 8659, Page 874; Book 7191, Page 683; Instrument No. 20060719-087113 and Plat Book 7900, Page 80.

Tract 5:

Lot 1 of Airpark Center of record in Plat Book 7900, Page 80, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by the Grantor in Substitute Trustee's Deed recorded 10/07/2013 under Instrument No. 20131007-0105075.

Together with the rights and benefits set forth in Book 8659, Page 874; Book 7191, Page 683; Instrument No. 20060719-087113 and Plat Book 7900, Page 80.

Tract 6:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Harding Place and Airpark Center Drive and being more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Airpark Center Drive, said pin being the southeast corner of Lot No. 1 of Airpark Center of record in Plat Book 7900, Page 80, R.O.D.C. and the northwest corner of herein described tract.

Thence, with the westerly margin of Airpark Center Drive, South 06°38'00" West, 329.82 feet to an iron pin;

Thence, South 58°28'17" West, 131.04 feet to a point in the northerly margin of Harding Place;

Thence, with said margin and a curve concave to the south having a central angle of 14°40'27", a radius of 1512.40 feet and a chord of South 89°30'37" West, 386.29 feet for an arc length of 387.35 feet to an iron pin;

Thence, leaving said margin, with the northeast line of Metropolitan Nashville Airport Authority of record in Deed Book 9194, Page 486, R.O.D.C., North 50°29'35" West, 540.22 feet to an iron pin;

Thence, with the east line of Metropolitan Nashville Airport Authority of record in Deed Book 8661, Page 492, R.O.D.C., North 06°52'36" East, 169.46 feet to an iron pin;

Thence, with the south line of aforementioned Lot 1, Airpark Center, South 83°07'24" East, 939.35 feet to the point of beginning.

Containing 345,009 square feet or 7.92 acres, more or less.

Together with the rights and benefits set forth in Book 8659, Page 874.

Tract 7:

Lot No. 3, Plan of First Revision Second Addition to Airpark West Properties, of record in Plat Book 6900, Page 354, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Instrument No. 20060719-0087113; Plat Book 6900, Page 353.

Tract 8:

Lot No. 2, First Revision, Addition to Airpark West Properties, of record in Plat Book 6900, Page 353, Register's Office for Davidson County, Tennessee.

Together with the rights and benefits set forth in Instrument No. 20060719-0087113; Plat Book 6900, Page 372.

Tract 9:

A tract of land in the First Civil District, Twenty-Eighth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, and being more fully described as follows:

Beginning at an iron pin found in the easterly right of way line of Donelson Pike, said iron rod found being the northwest corner of Lot 4, AIRPARK WEST PROPERTIES, of record in Book 6200, Page 915; said iron rod found being the TRUE POINT OF BEGINNING of the herein described tract;

Thence, with the easterly right of way line of said Donelson Pike as follows:

North 22°33'52" East, a distance of 465.27 feet to an iron rod found with and ID of "IDE ASSOC";

Thence, with a non-tangent curve to the left, said curve having an arc length of 315.10 feet, with a radius of 1067.04 feet, and a chord of North 14°06'06" East, a distance of 313.96 feet to an iron rod found with an ID of "IDE ASSOC";

Thence, North 05°37'00" East, a distance of 785.07 feet, to an iron found with no ID;

Thence, with a non-tangent curve to the right, said curve having an arc length of 199.01 feet, with a radius of 1950.00 feet, and a chord of North 08°36'32" East, a distance of 198.92 feet to an iron rod found, with no ID, in the south right of way line of Old Ezell Road;

Thence, with said right of way line of Old Ezell Road South 84°22'57" East, a distance of 9.00 feet;

Thence, leaving said right of way line, with the EZELL HOUSE PARTNERSHIP property, of record in Book 9171, Page 275, as follows:

South 01°51'49" West, a distance of 200.70 feet, to a 4X4 concrete monument with a lead disk;

Thence, South 81°50'52" East, a distance of 150.08 feet, to a 4X4 monument with a lead disk;

Thence, with the ELVIS L. WALLACE property, of record in Inst. 20011108-122825, as follows:

South 81°46'12" East, a distance of 281.63 feet, to an iron rod found with no ID;

Thence, North 12°25'18" East, a distance of 226.33 feet, to an iron rod found, with no ID, in the south right of way line of said Old Ezell Road;

Thence, with said right of way line South 80°04'30" East, a distance of 48.55 feet, to an iron rod found, with no ID;

Thence, leaving said right of way line, with the RAYMOND L. CALDWELL property, of record in Book 9943, Page 345, as follows:

South 12°08'38" West, a distance of 227.28 feet to a 5/8" rebar with GS&P cap found;

Thence, South 05°42'28" West, a distance of 104.87 feet to a 5/8" rebar with GS&P cap found;

Thence, with BOWOOD HEIGHTS, Lot 21-28, of record in Book 2331, Page 47, as follows:

South 06°48'01" West, a distance of 351.39 feet, to an iron rod found, with an ID of "REGAN SMITH";

Thence, South 09°05'15" West, a distance of 379.36 feet, to an iron rod found, with no ID;

Thence, South 06°59'12" West, a distance of 615.08 feet, to a p.k. nail in stump found at the northeast corner of the PCO Harding Limbar, L.P. property of record in Instrument #20060912-0113022;

Thence, with the northerly boundary of said property, North 80°15'12" East, a distance of 422.96 feet to a p.k. nail found in asphalt;

Thence, South 10°02'01" West, a distance of 111.82 feet to a ½" rebar found;

Thence, North 80°13'59" West, a distance of 27.91 feet to a ½" rebar found at the northeast corner of the aforementioned Lot 4;

Thence, with the northerly boundary of Lot 4, North 80°13'59" West, a distance of 192.20 feet to the True Point of Beginning.

The above described parcel contains 18.10 acres (788,246 square feet) more or less.

Together with the rights and benefits set forth in Instrument No. 20060719-0087113.

<u>Tract 10:</u>

Lot No. 1, First Revision, Section One, Airpark West Properties, of record in Plat Book 6900, Page 372, Register's Office for Davidson County, Tennessee:

Together with the rights and benefits set forth in Instrument No. 20060719-0087113; Plat Book 6900, Page 353.

Tract 11:

A tract of land in the First Civil District, Twenty-Eighth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, bounded on the north by Harding Place, on the east by Ezell Road, on the south and west by the State of Tennessee property, and being more fully described as follows:

Beginning at an iron pin (set) on the westerly right-of-way line of Ezell Road, a 50-foot right-of-way at this point that bears South 07°17'25" West, 175.65 feet from the centerline of Harding Place and preceding as follows:

With the westerly right-of-way line of Ezell Road, South 07°17'25" West, 204.76 feet to an iron rod found;

Thence, leaving said westerly line with the State of Tennessee property, of record in Deed Book 1781, Page 573, as follows:

North 82°16'23" West, a distance of 178.40 feet to a 5/8" rebar with cap set;

Thence, South 88°59'26" West, a distance of 155.51 feet to a 5/8" rebar with cap set;

Thence, South 79°18'18" West, a distance of 199.90 feet to an iron rod found;

Thence, North 16°09'57" West, a distance of 299.93 feet to an iron rod found on the southerly right-of-way line of Harding Place, a 160-foot right-of-way at this point;

Thence, with said southerly right-of-way line in a northerly and easterly direction with a 1352.40-foot radius curve to the right, a length of 545.01 feet to a 5/8" rebar with cap set; said curve having a chord bearing of North 85°22'19" East, a chord distance of 541.33 feet;

Thence, with the right-of-way line of Harding Place and Ezell Road, South 41°09'58" East, a distance of 149.84 feet to the point of beginning and containing 4.01 acres (174,643 square feet) more or less.

Together with a 10-foot wide sewer easement lying on each side of the following described line:

Beginning at an iron pin set in the southerly line of the above described four-acre tract, iron pin being North 79°18'47" East, 199.87 feet from the southwesterly corner of said tract and proceeding as follows: South 1°49'18" East, 171.39 feet to an existing manhole. The side lines of said 10-foot easement to be extended or shortened to terminate at the southerly line of the above described four-acre tract and the southerly side of said existing manhole. The sewer easement contains 0.04 of an acre (1,714 square feet) more or less.

Being the same property conveyed to Sealy Airpark Nashville, L.P. under deeds recorded as Instrument Nos. 20070423-0048181, 20070423-0048182, 20070517-0059075, 20070614-0071472, and 20070614-0071473, all in the Register's Office for Davidson County, Tennessee.

Exhibit B

PERMITTED EXCEPTIONS

1. Real Property taxes for 2016, and all subsequent assessments

2. Rights of tenants, as tenants only, under recorded or unrecorded leases.

3. All matters set forth per Plat Book 6250, Page 368; Plat Book 6900, Page 353; Plat Book 6900, Page 354; Plat Book 6900, Page 372; and Plat Book 7900, Page 80, in the Register's Office.

4. Declaration of Restrictions of record in Book 7015, Page 545; Book 7191, Page 683; and Book 9775, Page 479, in the Register's Office.

5. Assignment of Declarant's Rights of record as Instrument No. 200704230048178 in the Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 4260, Page 686; Book 4720, Page 456; and Book 5039, Page 19, in the Register's Office.

7. Right of Way Agreement of record in Book 4340, Page 146, in the Register's Office.

8. Agreement for Dedication of Easement for Water Mains and Appurtenances Easement of record in Book 5223, Page 772, in the Register's Office.

9. Storm Water Detention Agreements of record in Book 6709, Page 276; Book 7276, Page 908; Book 9871, Page 146; and Book 10696, Page 636, in the Register's Office.

10. Declaration of Reciprocal Easements of record in Book 8659, Page 874, in the Register's Office.

11. Deed of Conveyance of record in Book 10461, Page 769, in the Register's Office.

12. Public Drainage Easement of record in Book 10696, Page 641, in the Register's Office.

13. Any matters that would be revealed by an accurate survey or inspection of the Property.