True Copy Certification

I, Graham Montgomery, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on May 24, 2022

Signature

Date: May 24, 2022

Commonwealth of Pennsylvania

County of ~~Allegheny~~ Philadelphia

Personally appeared before me, Graham Montgomery, a notary public for this county and state, Margaret Ellen Kamins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: August 7, 2022
Notary Seal

Commonwealth of Pennsylvania - Notary Seal
MARGARET ELLEN KAMINS, Notary Public
Philadelphia County
My Commission Expires August 7, 2022
Commission Number 1285144

Karen Johnson Davidson County
Batch# 867074 DEEDWARRSP
06/03/2022 12:15:30 PM 8 pgs
Fees: $43.00 Taxes: $346,320.00
20220603-0064348

When Recorded Return To: GM
First American Title Insurance Company
National Commercial Services
310 Grant Street, Suite 1601
Pittsburgh, PA 15219
File No: NCS 1116495

THIS INSTRUMENT PREPARED BY AND WHEN RECORDED RETURN TO: INVICTUS GLASSWORKS TN LP, c/o Invictus Real Estate Partners LLC, 122 Penn Road, Scarsdale, NY 10583	NEW PROPERTY OWNER: INVICTUS GLASSWORKS TN LP, JLRE5 GW OWNER 1 LLC and JLRE6 GW OWNER 1 LLC, as tenants-in-common, c/o Invictus Real Estate Partners LLC, 122 Penn Road, Scarsdale, NY 10583	PROPERTY ADDRESS: 521 & 545 Great Circle Road, Nashville, Tennessee	MAIL TAX BILLS TO: INVICTUS GLASSWORKS TN LP, c/o Invictus Real Estate Partners LLC, 122 Penn Road, Scarsdale, NY 10583	TAX PARCEL NO. 07011000100

SPECIAL WARRANTY DEED

by and between

Apex Glassworks, LLC, a Delaware limited liability company

("Grantor")

and

Invictus Glassworks TN LP, a Tennessee limited partnership, JLRE5 GW Owner 1 LLC and JLRE6 GW Owner 1 LLC, each a Delaware limited liability company, as tenants-in-common

("Grantee")

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of this 24th day of May, 2022, by and between **APEX GLASSWORKS, LLC, a Delaware limited liability company** whose address is 44 Abele Road, Beacon 1, Suite 304, Bridgeville, PA 15017 (hereinafter "Grantor"), and **INVICTUS GLASSWORKS TN LP,** a Tennessee limited partnership, as to an undivided 70.02% tenancy-in-common interest; **JLRE5 GW OWNER 1 LLC**, a Delaware limited liability company, as to an undivided 19.21% tenancy-in-common interest; and **JLRE6 GW OWNER 1 LLC**, a Delaware limited liability company, as to an undivided 10.77% tenancy-in-common interest, as tenants-in-common, each with an address c/o Invictus Real Estate Partners LLC, 122 Penn Road, Scarsdale, NY 10583 (hereinafter "Grantee");

W I T N E S S E T H:

THAT for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in City of Nashville, County of Davidson, State of Tennessee, to-wit:

All of that certain real estate described in **Exhibit "A"** attached hereto and incorporated herein by this reference.

This being the same real estate conveyed to Grantor by Special Warranty Deed of record as instrument number 20200826-0096936 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in anywise appertaining unto Grantee, its successors and assigns, in fee simple forever.

AND, subject always to those liens, easements, encumbrances and exceptions listed in **Exhibit "B"** attached hereto and incorporated herein by reference, Grantor does hereby covenant with Grantee, its successors and assigns, that title to aforesaid real estate Grantor, its successors and assigns, will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized partner on this the day and year first above written.

By: APEX GLASSWORKS, LLC

By: _____ (SEAL)
Name: Akinjide A. Famuagun

Title: Authorized Signer

COMMONWEALTH OF PENNSLYVANIA)
COUNTY OF ALLEGHENY)

Before me a Notary Public in and for the state and county aforesaid, personally appeared Akinjide A. Famuagun, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein stated; and who further acknowledged that he is the Authorized Signor of Apex Glassworks, LLC, the Grantor, and that he is duly authorized to execute this instrument on behalf of Grantor

Witness my hand and seal, at office, this 16th day of May, 2022.

_____
Notary Public

My Commission Expires: June 7, 2025

Commonwealth of Pennsylvania - Notary Seal
April Mance, Notary Public
Washington County
My commission expires June 7, 2025
Commission number 1314378
Member, Pennsylvania Association of Notaries

60181/0018-43046241v1

AFFIDAVIT OF VALUE

I, or 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 $ 93,600,000.00 .00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

INVICTUS GLASSWORKS TN LP,
a Tennessee limited partnership

By: Glassworks TN GP LLC,
a Delaware limited liability company,
its General Partner

By: _____
Name: Jonathan Leifer
Title: Authorized Signatory

JLRE5 GW OWNER 1 LLC,
a Delaware limited liability company

By: Glassworks GP LLC,
a Delaware limited liability company,
its Managing Member

By: _____
Name: Jonathan Leifer
Title: Authorized Signatory

JLRE6 GW OWNER 1 LLC,
a Delaware limited liability company

By: Glassworks GP LLC,
a Delaware limited liability company,
its Managing Member

By: _____
Name: Jonathan Leifer
Title: Authorized Signatory

SUBSCRIBED AND SWORN TO before me this 23rd day of May, 2022.

_____
Notary Public

My Commission Expires:
8/19/22

BRIAN D. JEDWAB
NOTARY PUBLIC-STATE OF NEW YORK
No. 02JE5064400
Qualified in Nassau County
My Commission Expires August 19, ~~2018~~ 2022

60181/0018-43046241v3

EXHIBIT "A"

THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN THE 2ND DISTRICT OF DAVIDSON COUNTY, NASHVILLE, TENNESSEE, AND BEING LOT 30 OF METROCENTER, RESUBDIVISION OF LOT 30, SECTION II AND LOT 32, SECTION 20 AS RECORDED IN INSTRUMENT NO. 20200820-0093859, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO APEX GLASSWORKS, LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED FROM ACCENT METROCENTER, L.P., A TENNESSEE LIMITED PARTNERSHIP OF RECORD IN INSTRUMENT NO. 20208260096936, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Exhibit B

Permitted Exceptions

1. Any mineral or mineral rights leased, granted or retained by current or prior owners.

2. Rights of upper and lower riparian owners in and to the waters of any creek or stream which bounds or traverses the land.

3. Rights of tenants as tenants only, in possession under unrecorded leases with no options to purchase or rights of first refusal.

4. Any claim to oil, gas, minerals, and all rights incident thereto, previously conveyed, transferred, leased or reserved.

5. Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. Tax Identification No. 070-11-0-001.00: 2021 Davidson County Taxes are PAID in the amount of $846,724.45; No City tax.

6. Terms and provisions of Restrictive Covenants, by Mat-Nel Company, of record in Book 4784, Page 659; as amended in Book 11503, Page 607; as affected by Instrument No. 201810120101509; as modified by Book 5792, page 787; as affected by Book 7012, Page 61, in the Register's Office of Davidson County, Tennessee.

7. Terms and provisions of unrecorded lease, as evidenced by Memorandum of Lease by and between MetroCenter Properties, a partnership, composed of Pathfinder Resources, Incorporated, R.C. Mathews, Contractor, Inc., and Robert C.H. Mathews, Jr. and Associated Inns & Restaurants Company of America, an Ohio corporation, of record in Book 5225, Page 112; as affected by Book 5225, Page 120, in the Register's Office of Davidson County, Tennessee.

8. Terms and provisions of Deed of Declaration of Easements, by MetroCenter Properties, a Tennessee general partnership, of record in Book 6281, Page 307, in the Register's Office of Davidson County, Tennessee.

9. Terms and provisions of Restrictive Covenants, by MetroCenter Properties, a Tennessee general partnership, of record in Book 7012, Page 62, in the Register's Office of Davidson County, Tennessee.

10. Terms and provisions of Declaration of Agreements, Charges, Assessments and Liens for MetroCenter Business Park, by MetroCenter Properties, a Tennessee general partnership, of record in Book 7487, Page 952; as amended by Book 10602, page 499; as affected by Instrument no. 200605310063833, in the Register's Office of Davidson County, Tennessee.

11. Terms and provisions of Declaration of Restrictive Covenants, by MetroCenter Holdings, Inc., a Tennessee corporation, of record in Book 9420, Page 176, in the Register's Office of Davidson County, Tennessee.

12. Terms and provisions of Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, by Accent Metrocenter, LP, of record in Instrument No. 201812180122896, in the Register's Office of Davidson County, Tennessee.

13. All matters shown on plat(s) of record in Instrument No. 202008200093859, in the Register's Office of Davidson County, Tennessee.

14. The following matters disclosed by the ALTA/NSPS Land Title Survey prepared by William P.I. Smith, Surveyor License #2093, for CreSurveys, dated March 31, 2022 and last updated April 26, 2022, under Project #22-10212-Site #001:

    a. Two irrigation control valves extend across the right-of-way line by up to 7'.
    b. Sidewalk extends across the right-of-way by up to 1'.

[End of Exhibit B]