STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $12,750,000.00.

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 19 DAY OF July, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

JOSEFINA HERNANDEZ
Notary Public, State of Texas
Comm. Expires 11-17-2024
Notary ID 124832324

Karen Johnson Davidson County
Batch# 1028407 DEEDWARRSP
07/19/2023 01:57:30 PM 11 pgs
Fees: $58.00 Taxes: $47,175.00
20230719-0055640

This Instrument Prepared By:
Thompson Burton PLLC
6100 Tower Circle, Suite 200
Franklin, TN 37067
Attn: Chandler Farmer, Esq.

After recording return to:
Fidelity National Title, National Commercial Services
Attn: Rick Harmon
1900 W. Loop S., Suite 100
Houston, Texas 77027
File No. 20230538CTN

ADDRESS OF NEW OWNER:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP PARCEL NUMBERS:
SL7 Industrial Acquisition, LP c/o Stonelake Capital Partners 200 Park Place 4200 Westheimer Road, #900 Houston, Texas 77027	SL7 Industrial Acquisition, LP c/o Stonelake Capital Partners 200 Park Place 4200 Westheimer Road, #900 Houston, Texas 77027	Tax Map 134, Parcel 238 Tax Map 134, Parcel 239

SPECIAL WARRANTY DEED

THIS INDENTURE, effective as of the 19 day of July, 2023, between of **HRC METROPLEX LLC**, a Delaware limited liability company, and **HRC METROPLEX REVERSE LLC**, a Delaware limited liability company, (collectively, "Grantor"), and **SL7 INDUSTRIAL ACQUISITION, LP**, a Texas limited partnership (hereinafter referred to as "Grantee").

WITNESSETH:

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration delivered to Grantor by Grantee at and before the execution, sealing and delivery hereof, the receipt and sufficiency of which are hereby acknowledged, Grantor has and hereby does grant, bargain, sell, alien, convey and confirm unto Grantee, and the legal representatives, successors, successors-in-title and assigns of Grantee, all of that certain improved land lying and being located in Davidson County,

Tennessee, as more particularly described on **Exhibit A** attached hereto and hereby made a part hereof, together with any and all improvements located thereon and all appurtenances, rights, privileges and easements related thereto. This conveyance, and all covenants and warranties contained herein, are made expressly subject to the matters set forth on **Exhibit B**, which is attached hereto and incorporated herein by this reference.

This is improved real property known located at of 561 and 570 Metroplex Drive, Nashville, Tennessee.

To have and to hold said tracts or parcels of land, together with any and all improvements located thereon, and any and all of the rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining to the only proper use, benefit and behalf of Grantee and the legal representatives, successors, successors-in-title and assigns of Grantee, forever, in fee simple.

Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit B,** attached hereto and incorporated herein by this reference.

Grantor shall warrant and forever defend the right and title to said tract or parcel of land unto Grantee and the legal representatives, successors-in-title and assigns of Grantee, against only the claims of all persons whomsoever claiming by, through or under Grantor, but no further or otherwise.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this deed as of the day and year first above written.

GRANTOR:

HRC METROPLEX LLC,
a Delaware limited liability company

By Haleakala Ranch Company
Its Manager and Sole Member

By: _____
J. Scott Meidell
President

By: _____
Luke C. Estes
Sr. Vice President of Real Estate

HRC METROPLEX REVERSE LLC,
a Delaware limited liability company

By Haleakala Ranch Company
Its Manager and Sole Member

By: _____
J. Scott Meidell
President

By: _____
Luke C. Estes
Sr. Vice President of Real Estate

HRC METROPLEX LLC

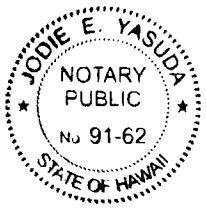
STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 6th day of July, 2023, before me personally appeared **J. SCOTT MEIDELL**, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

I further certify the following with regard to the foregoing instrument:

Doc. Date: _____ or ☒ Undated at time of notarization No. of Pages: 10

Document Identification or Description: Special Warranty Deed



Jodie E. Yasuda
Signature of Notary Public

Name: Jodie E. Yasuda
Notary Public, State of Hawaii

My commission expires: July 8, 2025

Jurisdiction in which notarial act is performed:
Second Circuit, State of Hawaii

(Official Stamp or Seal)

STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 6th day of July, 2023, before me personally appeared **LUKE C. ESTES**, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

I further certify the following with regard to the foregoing instrument:

Doc. Date: _____ or X Undated at time of notarization No. of Pages: 10

Document Identification or Description: Special Warranty Deed

Jodie E. Yasuda
Signature of Notary Public

JODIE E. YASUDA NOTARY PUBLIC No. 91-62 STATE OF HAWAII

Name: Jodie E. Yasuda
Notary Public, State of Hawaii

My commission expires: July 8, 2025

Jurisdiction in which notarial act is performed:
Second Circuit, State of Hawaii

(Official Stamp or Seal)

HRC METROPLEX REVERSE LLC

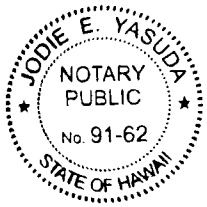
STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 6th day of July, 2023, before me personally appeared **J. SCOTT MEIDELL**, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

I further certify the following with regard to the foregoing instrument:

Doc. Date: _____ or ☒ Undated at time of notarization No. of Pages: 10

Document Identification or Description: Special Warranty Deed



(Official Stamp or Seal)

Jodie E. Yasuda
Signature of Notary Public

Name: Jodie E. Yasuda
Notary Public, State of Hawaii

My commission expires: July 8, 2025

Jurisdiction in which notarial act is performed:
Second Circuit, State of Hawaii

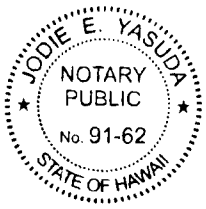
STATE OF HAWAII)
) SS.
COUNTY OF MAUI)

On this 6th day of July, 2023, before me personally appeared **LUKE C. ESTES**, to me personally known, who, being by me duly sworn or affirmed, did say that such person executed the foregoing instrument as the free act and deed of such person, and if applicable, in the capacity shown, having been duly authorized to execute such instrument in such capacity.

I further certify the following with regard to the foregoing instrument:

Doc. Date: _____ or ☒ Undated at time of notarization No. of Pages: 10

Document Identification or Description: Special Warranty Deed



Jodie E. Yasuda
Signature of Notary Public

Name: Jodie E. Yasuda
Notary Public, State of Hawaii

My commission expires: July 8, 2025

Jurisdiction in which notarial act is performed:
Second Circuit, State of Hawaii

(Official Stamp or Seal)

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

PARCEL 1:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Metroplex Subdivision of record in Plat Book 5200, Pages 308 and 309, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to HRC Metroplex LLC, a Delaware limited liability company, as to a 31.74% undivided interest, and HRC Metroplex Reverse LLC, a Delaware limited liability company, as to a 68.26% undivided interest by Warranty Deed from MG Investment Properties, a Tennessee general partnership of record in Instrument No. 20181106-0110066, Register's Office for Davidson County, Tennessee, dated November 05, 2018 and recorded on November 06, 2018, and Deed of Correction recorded on February 19, 2019, recorded in Instrument No. 20190219-0015015.

PARCEL 2:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Resubdivision of Lots 6 and 7 on the plan of Metroplex, Section One of record in Plat Book 5190, Page 772, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to HRC Metroplex Reverse LLC, a Delaware limited liability company by Special Warranty Deed from MG Investment Properties, a Tennessee General Partnership of record in Instrument No. 20181106-0110064, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2023, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 5200, Pages 308 and 309, Register's Office for Davidson County, Tennessee. (as to Parcel 1)

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Restrictions and Easements of record in Book 9964, Page 288, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction a; is exempt under Title 42 of the United States Code, or b; relates to handicap but does not discriminate against handicapped persons. (as to Parcel 1 and Parcel 2)

4. Easement Deed by Court order in settlement of Landowner Action of record in Instrument Number 20120228-0017172, in the Register's Office for Davidson County, Tennessee. (as to Parcel 1)

5. Agreement for Dedication of Easement of record in Instrument Number 20061101-0135446, in the Register's Office for Davidson County, Tennessee. (as to Parcel 1)

6. Stormwater Detention Agreement of record in Instrument Number 20061101-0135453, in the Register's Office for Davidson County, Tennessee. (as to Parcel 1)

7. Easement retained in Deed of Correction of record in Instrument Number 20021121-0144572, in the Register's Office for Davidson County, Tennessee. (as to Parcel 1 and Parcel 2)

8. Stormwater Detention Agreement of record in Book 5861, Page 417, Book 5861, Page 502 and Book 6155, Page 639, in the Register's Office for Davidson County, Tennessee. (as to Parcel 1 and Parcel 2)

9. Easement of record in Book 11695, Page 856, in the Register's Office for Davidson County, Tennessee. (as to Parcel 1 and Parcel 2)

10. Terms and provisions of Lease Agreement dated November 18, 1983, by and between Metroplex, Ltd and National Advertising Company of record in Book 6218, Page 947, in the Register's Office for Davidson County, Tennessee. (as to Parcel 1 and Parcel 2)

11. Terms and provisions of Lease Agreement dated November 18, 1983, by and between Lease Agreement between Metroplex, Ltd and National Advertising Company of record in Book 6228, Page 756, in the Register's Office for Davidson County, Tennessee. (as to Parcel 1 and Parcel 2)

12. Terms and provisions of Lease dated May 1, 1995, by and between Metroplex, Ltd and National Advertising Company, a Delaware Corporation, as evidenced by the Memorandum of Lease of record in Book 9767, Page 567, in the Register's Office for Davidson County, Tennessee. (as to Parcel 1 and Parcel 2)

13. Possible right of Louisville & Nashville Railroad to increase its right-of-way to the full extent of its charter.

14. Subject to all shown on the Plan of record in Plat Book 5190, Page 772, in the Register's Office for Davidson County, Tennessee. (as to Parcel 2)

15. Survey No. 23-2425 prepared by Bryan A. Shirley TN RLS #2085 of Blew & Associates, P.A. and dated 4-27-2023 indicates the following:

    a. Overhead utilities crossing in southerly and westerly lines (as to Parcel 1)

    b. Asphalt crossing in northerly line (as to Parcel 1)

    c. Overhead utilities crossing in northerly line (as to Parcel 2)

    d. Detention Pond crossing in southerly line (as to Parcel 2).

    e. Building appears to cross over possible railroad right of way by as much as 15.7'.

Tennessee Certification of Electronic Document

I, __Josie Hernandez, do hereby make oath that I am a licensed attorney and/or custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 19, 2023 .

Affiant Signature

7-19-23

Date

State of _Texas

County of _Harris___

Sworn to and subscribed before me this _19_____ day of __July_____, 2023.

Notary's Signature

My Commission Expires: _____

JORDAN SCHIPUL
Notary Public, State of Texas
Comm. Expires 10-25-2026
Notary ID 131692809