PREPARED BY AFTER
RECORDING, PLEASE RETURN TO:

Hogan Lovells (US) LLP
1601 Wewatta Street, Suite 900
Denver, Colorado 80202
Attn: Kevin R. Burke

Karen Johnson Davidson County
Batch# 1405980 DEEDWARRSP
04/16/2026 07:48:30 AM 7 pgs
Fees: $38.00 Taxes: $153,550.00
20260416-0031021

Address of New Owner:	Send Tax Bills To:	Map/Parcel Number(s):
9320 Wilshire Boulevard, Suite 300 Beverly Hills, California 90212	9320 Wilshire Boulevard, Suite 300 Beverly Hills, California 90212 Attn: Josh Simms, David Dunn and Sean Carney	093-06-1-096 093-06-1-098

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 15 day of April, 2026, by and between **4th AND COMMERCE, LLC**, a Tennessee limited liability company ("Grantor"), having an office at 1201 Demonbreun Street, Ste. 1400, Nashville, Tennessee 37203 and **HYSCALEIX DATA CENTERS NASHVILLE LAND LLC,** a Delaware limited liability company ("Grantee"), having an office at 9320 Wilshire Boulevard, Suite 300, Beverly Hills, California 90212.

WITNESSETH

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL and CONVEY, with covenant of special warranty against claims and encumbrances from any person or entity claiming by, through or under Grantor, but not otherwise, unto Grantee, its successors and assigns, in fee simple, the parcel of land located in the City of Nashville, Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property located at 147 and 155 4th Avenue North, Nashville, Tennessee.

TOGETHER with any and all buildings, fixtures and other improvements located in or on such parcel of land; and

TOGETHER with any and all easements, rights-of-way, appurtenances, licenses and privileges belonging or appurtenant to such land including all rights to appurtenant waterways; and

TOGETHER with any and all right, title and interest of Grantor in and to any land lying in the bed of any street, road, avenue or alley, open or closed, adjacent to such land, to the centerline thereof.

TO HAVE AND TO HOLD all of the aforesaid property (the 'Property") unto the use and benefit of Grantee, its successors and assigns, in fee simple forever.

This conveyance is expressly made subject to all easements, covenants, conditions, restrictions and other matters set forth on Exhibit B attached hereto.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has caused its duly authorized officer to execute and deliver this Special Warranty Deed as of the date first above written.

GRANTOR:

4th AND COMMERCE, LLC,
a Tennessee limited liability company

By: EP Real Estate Fund II, LLC,
its Sole Member

By: Eakin Properties, LLC,
its Manager

By: _____
Name: John W. Eakin
Title: Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that John W. Eakin, as Chief Manager of Eakin Properties, LLC, a Tennessee limited liability company, the Manager of EP Real Estate Fund II, LLC, a Tennessee limited liability company, in its capacity as the Sole Member of 4th AND COMMERCE, LLC, a Tennessee limited liability company, in the foregoing and annexed instrument, did personally appear before me this day and acknowledged the same to be his act and deed on behalf of said limited liability company.

GIVEN under my hand and seal this 14th day of April, 2026.

_____
Notary Public

Residing at: Nashville, TN

My Commission Expires: 5-8-2029

BETH TIPPENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2029

[Signature Page to Special Warranty Deed]

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $41,500,000.00.

Affiant

Sworn to and subscribed before me this 15 day of April, 2026.

Lisa Farris
Notary Public

My Commission Expires:

07-18-2028

LISA FARRIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 18 2028
COUNTY OF ROBERTSON

[Signature Page to Special Warranty Deed]

Exhibit A

Legal Description

Land located in the 6th Councilmanic District of Nashville, Davidson County, Tennessee between Fourth Avenue North and Alley No. 67 and between Commerce Street and Express Alley (Alley No. 54), being Lot 67 on the Original Plan of Nashville, not of record, and being more particularly described as follows:

Beginning at the intersection of the westerly right-of-way of Fourth Avenue North and the northerly right-of-way of Commerce Street;

Thence with said right-of-way of Commerce Street S 62°30'13" W, 172.88 feet to the easterly right-of-way of Alley No. 67;

Thence with said easterly right-of-way of Alley N 27°26'13" W, 215.53 feet to the southerly right-of-way of Express Alley (Alley No. 54);

Thence with said southerly right-of-way N 61°59'15" E, 173.57 feet to the westerly right-of-way of Fourth Avenue North;

Thence with said right-of-way of Fourth Avenue North S 27°15'24" E, 217.10 feet to the beginning.

Containing 37,470 Square Feet or 0.860 Acre, more or less, described according to the ALTA/ACSM Land Title Survey, dated May 30, 2008, last revised October 14, 2009, prepared by John M. Duffer, Tennessee No. 1431, Barge, Waggoner, Sumner & Cannon, Inc., Job No. 324665-00.

Being the same property conveyed to 4TH AND COMMERCE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Special Warranty Deed from SUNTRUST BANK, dated December 1, 2009, of record as Instrument No. 20091201-0109856, and by Quitclaim Deed of record as Instrument No. 20091201-0109857, said Register's Office.

Exhibit B

Permitted Exceptions

1. Rights and claims of parties in possession.

2. General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 093-06-1-096.00 and 093-06-1-098.00.

3. Capitol Mall Redevelopment Plan Restrictions of record in Book 7423, page 374, Book 8027, page 865, Book 9208, page 613, Book 10512, page 464, and as Instrument Nos. 20020626-0076795, and 20050124-0008719, said Register's Office.

4. Declaration of Parking Reservation of record as Instrument No. 20091201-0109855, said Register's Office.

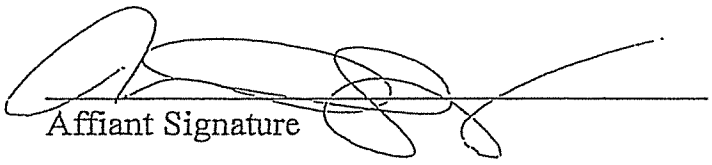
5. The following matters shown on the survey made by Byron D. Howell, Tenn. RLS No. 2925, with NV5 Real Estate Transaction Services, dated [April 13, 2026], and being designated as Project No. 5202507464:

    a. Building crosses over the western boundary line by approximately 0.5+/- feet;
    b. Building's overhang crosses over the southern boundary line by approximately 1.6+/- feet;
    c. Building crosses over the eastern boundary line by approximately 1.1+/- feet; and
    d. Building's sign lies in the right-of-way of Commerce Street, approximately in the southeast corner of the boundary line.

Certificate of Authenticity

I, Melissa Goelz, do hereby make oath that I am a licensed attorney and/or the 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 April 15, 2026.

Date



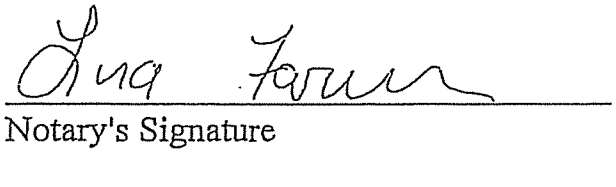
Affiant Signature

April 15, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of April, 2026.



Notary's Signature



My Commission Expires: 07-18-2028
Date

Notary's Seal (if on paper)