EXECUTION VERSION

Karen Johnson Davidson County
Batch# 1456173 DEEDWARRSP
08/06/2026 11:14:30 AM 8 pgs
Fees: $43.00 Taxes: $146,150.00
20260806-0072480

DEED

FROM: 5006 HARDING OWNER LLC, a Delaware limited liability company

TO: HARDING INDUSTRIAL LL, LLC, a Delaware limited liability company

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Address New Owner as follows:	Send Tax Bills to:	Map-Parcel Number:
HARDING INDUSTRIAL LL, LLC c/o Investcorp International Realty, Inc. 280 Park Ave, 36th floor New York, New York 10017 Attention: Alex Bennett Email: abennett@investcorp.com	HARDING INDUSTRIAL LL, LLC c/o Investcorp International Realty, Inc. 280 Park Ave, 36th floor New York, New York 10017 Attention: Alex Bennett Email: abennett@investcorp.com	Map 134, Parcel 124
With a copy to: Paul Hastings LLP 200 Park Avenue New York, New York 10166 Attention: Bruce DePaola, Esq. Email: brucedepaola@paulhastings.com	With a copy to: Paul Hastings LLP 200 Park Avenue New York, New York 10166 Attention: Bruce DePaola, Esq. Email: brucedepaola@paulhastings.com	

THIS INSTRUMENT PREPARED BY: Paul Hastings LLP
200 Park Avenue
New York, New York 10166
Attention: Bruce DePaola, Esq.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of THIRTY-NINE MILLION FIVE HUNDRED THOUSAND AND NO/100 DOLLARS ($39,500,000.00), the receipt and sufficiency of which are hereby acknowledged, **5006 HARDING OWNER LLC**, a Delaware limited liability company (the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **HARDING INDUSTRIAL LL, LLC**, a Delaware limited liability company (the "**Grantee**"), its successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "**Property**").

The Property is un/improved property known as 5006-5050 Harding Place, Nashville, Tennessee 37211.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

The Grantor covenants and binds itself and 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 the Grantor, but not further or otherwise, except as to the Permitted Exceptions, to which this conveyance is expressly made subject.

[*signature page follows*]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 31 day of July, 2026.

GRANTOR:

5006 HARDING OWNER LLC,
a Delaware limited liability company

By: _____
Name: Michael W. Brennan
Title: Manager

STATE OF ILLINOIS)

COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael W. Brennan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Manager of 5006 Harding Owner LLC, the within named bargainer, a Delaware limited liability company, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Grantor by himself as Manager.

WITNESS my hand and seal, at office in Rosemont, Illinois, this the 29th day of July, 2026.

Barbara A. Maka

NOTARY PUBLIC

[SEAL] OFFICIAL SEAL
BARBARA A MAKA
Notary Public, State of Illinois
Commission No. 1024166
My Commission Expires
January 20, 2030

My Commission Expires: 1-20-2030

LEGAL_AMERICAS # 602365453.2

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $39,500,000.00.

Affiant

Subscribed and sworn to before me this the 3rd day of August, 2026.

Notary Public

My commission expires: 11/8/27
(Affix Seal)

BRANDY CATALANOTTO
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

LEGAL DESCRIPTION

Parcel I:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the northerly right-of-way line of Harding Place, at a corner common with David E. Rawlings and James A. Crossman, as of record in Instrument Number: 20051122-0141131, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Harding Place, with the easterly property line of David E. Rawlings and James A. Crossman, North 28 degrees 50 minutes 24 seconds West, 25.00 feet to an existing iron rod, at a corner common with the property of David E. Rawlings and James A. Crossman, as of record in Instrument Number: 20061113-0140501, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of David E. Rawlings and James A. Crossman, with a curve to the left, along an arc length of 334.65 feet, the central angle of which is 10 degrees 27 minutes 00 seconds, the radius of which is 1834.86 feet, the chord of which is North 56 degrees 04 minutes 38 seconds East, 334.19 feet to an existing iron rod;

Thence North 50 degrees 51 minutes 08 seconds East, 111.44 feet to an existing iron rod in the westerly right-of-way line of CSX Transportation Railroad;

Thence with the westerly right-of-way line of CSX Transportation Railroad, South 46 degrees 34 minutes 52 seconds East, 25.21 feet to a point in the northerly right-of-way line of Harding Place;

Thence with the northerly right-of-way line of Harding Place, South 50 degrees 51 minutes 08 seconds West, 114.70 feet to a point;

Thence with a curve to the right, along an arc length of 339.15 feet, the central angle of which is 10 degrees 26 minutes 53 seconds, radius of which is 1859.86 feet, the chord of which is South 56 degrees 04 minutes 34 seconds West, 338.68 feet to the point of beginning. Containing 11,249 square feet or 0.258 acres more or less.

Parcel II:

A tract of land in the First Civil District of Davidson County, Tennessee, and shown on Metro Tax Map 134, Parcel 124, and located at 1256 Antioch Pike, and more particularly described per survey by Turner Engineering Co., Inc., dated September 17, 1993, last revised November 30, 1993, and survey by William Thomas Smith dated

October 2, 2006 as follows:

Beginning at a P.K. nail at the northeasterly intersection of Antioch Pike, as widened, and Candy Lane, formerly

Ashberry Road, and proceeding as follows:

1 . Along the easterly margin of Candy Lane North 32 deg. 28 min. 57 sec. East, a distance of 475.41' to a new iron pin in the right-of-way of CSX railroad; thence,

2. With the right-of-way of CSX Railroad and 50' from the center line South 49 deg. 14 min. 03 sec. East, a distance of 972.62' to a new iron pin; thence,

3. South 48 deg. 11 min. 57 sec. West, a distance of 111 .44' to a new iron pin; thence,

4. With a curve to the right having a radius of 1834.86' a distance of 334.65' to a new iron pin; thence,

5. North 31 deg. 29 min. 35 sec. West, a distance of 177.8' to a new iron pin; thence,

6. South 55 deg. 13 min. 27 sec. West, a distance of 235.00' to a new iron pin in the northeasterly margin of Antioch Pike, as widened; thence,

7. Along said northeasterly margin of Antioch Pike, North 34 deg. 46 min. 33 sec. West, a distance of 390.33' to a new iron pin; thence,

8. Continuing along said margin with a curve to the left having a radius of 1943.19', a distance of 214.67' to the point of beginning, with access to and from Antioch Pike and Harding Place, as shown on said surveys.

Being the same property conveyed to 5006 Harding Owner LLC, a Delaware limited liability company by Warranty Deed dated May 9, 2024 and recorded May 13, 2024 from David E. Rawling, an individual and Jim Crossman Realty, LLC, a Tennessee limited liability, each with a 50% undivided interest, of record in Instrument No. 20240514-0035483, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Easement Agreement of record in Instrument No. 20051122-0141130, in the Register's Office for Davidson County, Tennessee, shown on that ALTA/NSPS Land Title Survey prepared by Gregory S. McVicar, TN RLS No. 2659, of Sherrill Associates, dated June 19, 2026, and identified as Job No. 2622501.

2. Easement Deed by Court Order in Settlement of Landowner Action - Lightnet Lines to Sprint Communications of record in Instrument No. 20140114-0003779, in the Register's Office for Davidson County, Tennessee.

3. Any easements or rights associated with the CSX Transportation Railway adjoining the property, including any right to expand the right-of-way to the full extent of its charter or as set out in T.C.A. 65-6-109 or similar statute.

4. Rights, easements, interests, or claims which may exist by reason of, or reflected by the following matters shown on the ALTA/NSPS Land Title Survey prepared by Gregory S. McVicar, TN RLS No. 2659, of Sherrill Associates, dated June 19, 2026 and identified as Job No. 2622501
    a. Utility and drainage lines, with meters, valves, poles and other appurtenances;
    b. Building setback lines.

Tennessee Certification of Electronic Document

I, Sky Brooks, 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 31, 2026 (date of document).

Affiant Signature

August 3, 2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of August, 2026.

Notary's Signature

My Commission Expires: 11/8/27

BRANDY CATALANOTTO
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON