

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***

*** ELECTRONICALLY RECORDED DOCUMENT ***

Instrument #: 2026001497
Receipt Number: 221216 Return To:
Recorded As: EREC-AGREEMENT
Recorded On: January 22, 2026
Recorded At: 11:22:57 AM Received From: SIMPLIFILE
Recorded By: NW Parties:
Book/Page: RB 16362: 183 - 199 Direct- CPREIF JEDBURG LLC
Total Pages: 17 Indirect- AMERANT BANK NA

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$25.00
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

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SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
 (SSC4 — 237 Jedburg Road, Summerville, Dorchester County, South Carolina)

This Subordination, Non-Disturbance, and Attornment Agreement (this “Agreement”) is dated for reference purposes as of the Effective Date (defined below), between Amerant Bank, N.A., a Delaware limited liability company (“Lender”), CPREIF Jedburg LLC, a Delaware limited liability company (“Landlord”), and Amazon.com Services LLC, a Delaware limited liability company (“Tenant”).

RECITALS:

- A. Landlord owns the land described in Exhibit A attached hereto and hereby made a part hereof for all purposes (the “Land”).
- B. Reference is made to that certain Lease Agreement with an effective date of March 21, 2024, and as amended by that certain First Amendment to Lease Agreement dated July 22, 2025, between Landlord (successor by assignment from Charleston Industrial Land Owner, LLC, a Delaware limited liability company), as landlord, and Tenant, as tenant (the “Lease”). Pursuant to the terms of the Lease, Tenant is the owner of a leasehold estate in the Land and certain improvements constructed thereon (the “Mortgaged Property”). The Lease, together with all subsequent renewals, extensions, and modifications thereof, are hereinafter collectively called the “Lease”. Capitalized terms that are not defined herein shall have the meanings set forth in the Lease.
- C. Landlord has executed a *Mortgage and Security Agreement in favor of Lender dated as of even date herewith, which shall be recorded in the Official Records of Dorchester County, South Carolina, (the “Mortgage”), covering the Mortgaged Property as security for indebtedness of Landlord to Lender (said indebtedness secured by the Mortgage being hereinafter referred to as the “Loan”). As used herein, the term “Loan Documents” shall have the same meaning ascribed to such term in the Mortgage. *Mortgage and Security Agreement from CPREF JEDBURG LLC, a Delaware limited liability company to Amerant Bank, N.A. dated January 20, 2026 and recorded simultaneously herewith.

AGREEMENT

For good and valuable consideration, the receipt and sufficiency of which are acknowledged by the parties hereto, Lender, Landlord, and Tenant agree as follows:

1. **Subordination.** Tenant covenants and agrees with Lender that all of Tenant’s right, title, and interest in and to the Mortgaged Property as set forth in the Lease is and shall be subordinate to the lien of the Mortgage, and to the lien of all renewals, extensions, substitutions, replacements, consolidations, and increases, in the amount of the indebtedness secured by the Mortgage, in the same manner and to the same extent as if the Lease had been executed subsequent to the execution, delivery, and recordation of the Mortgage, except as specifically set forth herein. Tenant agrees that the Lender shall have the right at any time to elect, by a notice in writing given to the Tenant to make the Lease and the rights and interests of the Tenant thereunder (and in and to the Premises) superior to the Mortgage and any other Loan Documents, and upon the giving of such notice to the Tenant, the Lease shall be deemed prior and superior to such Loan Documents and the interest thereby created and evidenced.

2. **Non-Disturbance.** Lender covenants and agrees with Tenant that, so long as there exists no Tenant Default (as defined in the Lease) that has continued without cure beyond any applicable grace or cure periods provided in the Lease and subject to all of Tenant’s other rights under the Lease, Lender shall not (i) disturb, terminate, interfere with or in any way limit Tenant’s right of possession to or use of the

Subordination, Non-Disturbance, and Attornment Agreement - 1

Return to:

Haynsworth Sinkler Boyd PA
 1201 Main Street, 22nd Floor
 Columbia, SC 29201

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Mortgaged Property or (ii) name Tenant as a party to any action to foreclose the Mortgage, except to the extent required by applicable law, but such joinder shall not otherwise operate to disturb, terminate, interfere with, or in any way limit Tenant's right of possession to or use of the Mortgaged Property covered by the Lease.

3. Attornment; Limitation of Liability. Tenant covenants and agrees to attorn to Lender or any party that acquires title to the Mortgaged Property pursuant to the exercise of any remedy provided for in the Mortgage (including, without limitation, foreclosure of the Mortgage or by exercise of any other rights and remedies under the Mortgage or applicable law, including bankruptcy law) or by deed in lieu of any such remedy (including Lender, if applicable, "Successor Landlord"), as Tenant's new landlord within twenty (20) days of Tenant's receipt of written notice from Lender (provided that Tenant shall have no duty of inquiry into the validity of such notice, regardless of any contrary notice from Landlord), and Tenant and Lender agree that the Lease shall continue in full force and effect as a direct lease between Tenant and Successor Landlord upon all of the terms, covenants, conditions and agreements set forth in the Lease. However, in no event shall Successor Landlord be:

(a) liable for any act or omission of any previous landlord (including Landlord), or any obligations accruing prior to Successor Landlord's actual ownership of the Mortgage Property, except that, notwithstanding the foregoing, Successor Landlord shall be liable:

(i) for any acts or omissions of any previous landlord (including Landlord) that are continuing in nature, and for which the failure to cure would constitute a breach of such Successor Landlord's obligations as the then "Landlord" under the Lease, provided that Successor Landlord has been given written notice of same and has been afforded the opportunity to cure the same in accordance with the terms of the Lease or this Agreement (as applicable);

(ii) to the extent there is third party coverage available, such as third party warranties or insurance proceeds, but in each case only to the extent of any amount actually recovered by Successor Landlord from such third parties; and

(iii) for any act or omission of Lender (or Successor Landlord) in breach of the Lease occurring after its acquisition of the interests of Landlord, or the breach by Lender (or Successor Landlord) of any obligation of landlord under the Lease first occurring after its acquisition of the interests of Landlord;

(b) subject to any offset, abatement, or counterclaim which has accrued prior to the date on which Successor Landlord became the owner of the Mortgaged Property, except for (i) any offset, abatement, or counterclaim rights expressly set forth in the Lease, or (ii) any offset, abatement or counterclaim rights which solely relate to matters that are continuing in nature and for which the failure to cure would constitute a breach of such Successor Landlord's obligations as the then "Landlord" under the Lease;

(c) bound by any payment of Base Rent (as defined in the Lease), additional rent, estimated Operating Expenses (as defined in the Lease) or Taxes (as defined in the Lease) made by Tenant to any previous landlord for more than one (1) month in advance, except for any payments of estimated Operating Expenses and Taxes made for more than one (1) month in advance that are actually received by Successor Landlord;

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(d) bound by any Material Amendment of the Lease hereafter made without the written consent of Lender. For the purposes hereof, the term "Material Amendment" shall mean any modification or amendment to the Lease which (a) reduces the rental amount or any other amounts payable under the Lease by Tenant, (b) increases or decreases the term of the Lease, (c) materially decreases the obligations of Tenant, materially increases the obligations of landlord, or imposes new financial obligations upon landlord, (d) grants Tenant a termination option not expressly provided by the Lease as of the date hereof, (e) grants Tenant a purchase option or right of first refusal to acquire all or any portion of the Property or (f) alters the provisions regarding any security deposits or letters of credit delivered under the Lease other than, in each case, if the same is permitted pursuant to the express terms of the Lease or merely reflects the exercise of Tenant's rights under the Lease (however, if such rights result from a default by Landlord in the performance of its obligations under the Lease, such rights are exercised subject to the rights of Lender under this Agreement, as applicable) or is otherwise permitted pursuant to this Agreement. For any amendment or modification of the Lease requiring consent of Lender, the notice requesting consent must specifically state that the Lender has seven (7) Business Days following the later to occur of (i) receipt of the notice, and (ii) receipt of any information reasonably requested by Lender no later than three (3) Business Days following Lender's receipt of the notice from Tenant, to grant or withhold its consent and such notice. If the Lender does not respond within such seven (7) Business Day period, the Tenant may provide the Lender with a second notice which must state that the Lender has three (3) Business Days within which to grant or withhold its consent. If the Lender has not responded within three (3) Business Days of receipt of the second notice, the Lender shall be deemed to have consented (and in no event shall any such request for Lender's consent under this paragraph be "deemed" consented to unless the second notice is provided to Lender and Lender has not responded within three (3) Business Days of receipt of such second notice); or

(e) personally liable for any damages or other sums of money under any judgment or otherwise, resulting from any default by Landlord, Lender, any lender or Successor Landlord under the Lease, and Tenant agrees to look solely to Successor Landlord's interest in the Mortgaged Property and the rents and proceeds therefrom (including, without limitation, (1) the proceeds of any insurance policy or condemnation award payable to or received by Lender or any Successor Landlord, and (2) proceeds from any transaction or disposition of the Mortgaged Property payable to or received by Lender or any Successor Landlord) for the recovery of any such damages or other monies and the enforcement of any such judgment.

In connection with any attornment or acquisition of the Mortgaged Property by Lender or any Successor Landlord, Tenant covenants and agrees to provide an estoppel certificate in the form attached as Exhibit E to the Lease upon the request for such estoppel certificate from Lender or any Successor Landlord on the terms set forth in Section 29 of the Lease.

4. Lender Right to Cure. Tenant and Landlord shall give Lender a copy of any written notice of a Landlord Default (as defined in the Lease) and Lender shall have a period of time to remedy any such default by Landlord equal to, (A) with respect to a Landlord Default giving rise to Tenant's right to terminate the Lease, the greater of (i) the curative period afforded to Landlord under the Lease with respect to such default, or (ii) a fifteen (15) Business Day period commencing upon the receipt by Lender of written notice of such default, or (B) with respect to a Landlord Default giving rise to a right or remedy other than Tenant's right to terminate the Lease, the curative period afforded to Landlord under the Lease with respect to such default; provided, however, that with respect to any Landlord Default which cannot be remedied within the time period specified in the foregoing clause (A) and (B) (which, for the sake of clarity, shall not include any Landlord Default which can be cured by the payment of money), if the Lender commences to cure such default within such time and thereafter diligently proceeds with such efforts, the Lender shall be

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permitted such time as is reasonably necessary to complete curing such default provided, and for so long as Lender is diligently proceeding with such efforts, and provided further, such additional time afforded to Lender hereunder shall not exceed ninety (90) days in the aggregate. However, to the extent the Landlord Default can be cured by the payment of money, Lender shall have ten (10) Business Days from the receipt of notice to make such payment. The failure by Tenant to provide such notice to Lender shall not be a default by Tenant under the Lease nor invalidate the underlying default by Landlord; provided, however, that the Lender's right to cure a Landlord default shall not begin to run until such notice is delivered to the Lender. Notwithstanding the foregoing, in the event of an emergency or if Tenant notifies Landlord and Lender under Section 25(a) of the Lease that Landlord's failure to cure a default is causing a Material Interference (as defined in the Lease), Lender shall have the right to cure such default so long as Lender (x) provides Tenant a statement of Lender's plan to cure such default within seven (7) days of Lender's receipt of notice from Tenant of such emergency or Material Interference and (y) commences such cure as soon as possible (but in any event within ten (10) days after Tenant's notice). Lender recognizes Tenant's rights to terminate the Lease contained in the Lease, including, without limitation, the right to terminate the Lease under Addendum 5 of the Lease. Tenant and Landlord agree to deliver a copy of any such termination notice to Lender, and Lender acknowledges that there are no cure rights associated with such termination right if the Commencement Date has not occurred within ninety (90) days after the Anticipated Commencement Date. Lender recognizes Tenant's rights that accrue as a result of a Landlord Delay under Addendum 5 of the Lease. Tenant shall have no obligation to deliver copies of notices to Landlord of Landlord Delay to Lender, and Lender acknowledges that there are no cure rights for Lender associated with any Landlord Delay. Lender's right to cure any default by Landlord shall be subject to Tenant's rights under the Lease including, without limitation, restrictions on Landlord's right of entry and inspection as set forth in Section 19 of the Lease; provided, that to the extent access to the Premises is required in order for Lender to cure any Landlord default, Lender shall be entitled to a day for day extension of the applicable cure period for each day that Lender (or its representatives) is not permitted access the Premises pursuant to Section 19.

5. Release for Payment of Rent. Landlord hereby irrevocably and unconditionally releases and discharges Tenant and agrees to indemnify, defend, and hold Tenant harmless of and from any liability, claims, damages, costs, and expenses (including reasonable attorney's fees) arising out of or in connection with any notice provided by Lender (or any Successor Landlord) pursuant to which, and only to the extent that, Lender (or Successor Landlord) makes demand for Tenant to either: (a) attorn to Lender (or Successor Landlord), and/or (b) make all payments due under the Lease to Lender (or Successor Landlord). Landlord further agrees that, immediately upon written notice from Lender (or any Successor Landlord), Tenant shall be entitled to attorn and make all payments due under the Lease to Lender (or any Successor Landlord) without any further inquiry into the validity of such notice, regardless of any contrary notice from Landlord, and that any such payment shall fully satisfy Tenant's obligation to make such payment under the Lease.

6. Insurance Proceeds. Lender agrees that proceeds of Landlord's property insurance (excluding proceeds of rental interruption, rent loss or business interruption insurance) required to be carried by any landlord under the Lease shall be made available for repair and restoration of the Mortgaged Property following a casualty to the extent required to do so under the casualty provisions of the Lease; provided that the foregoing shall not apply and the terms of the Loan Agreement (as defined in the Mortgage) governing proceeds shall apply if, at the time of such casualty event or as a result of such casualty event, (i) an Event of Default (as defined in the Mortgage) has occurred and is continuing, (ii) there has been a Material Adverse Change in the financial viability of the construction or operation of the Mortgaged Property, (iii) the restoration of the Mortgaged Property cannot be completed prior to the final maturity of Loan and prior to the date required by the Lease or (iv) such proceeds, together with funds deposited with

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the Bank for restoration of the Mortgaged Property, as insufficient to pay the cost of the restoration pursuant to the budget and plans and specifications approved by the Lender for such restoration. "Material Adverse Change" means a material adverse effect upon, or a material adverse change in, (i) the business, assets, properties, liabilities (actual or contingent), operations, or financial condition of the Landlord or the Guarantor (as defined in the Loan Agreement), (ii) the ability of the Landlord or the Guarantor to perform its obligations under the Loan Agreement or any other Loan Documents (including the ability of Landlord to make its required Debt Service (as defined in the Loan Agreement) payments under the Loan Agreement or meet its required financial covenants under the Loan Agreement), (iii) the legality, validity or enforceability of the Loan Agreement or any other Loan Documents; or (iv) the rights and remedies of the Lender under the Loan Agreement or any other Loan Documents.

7. Notices. All notices approvals, consents, requests, or demands required or permitted to be given by a party will be in writing and will be delivered by email, properly addressed to the email addresses and meeting the other requirements, such as subject line, identified below. Notices will be by email only except where physical notice is required by law ("Regulated Notices"). Regulated Notices will be given (a) personally; (b) by depositing with the United States Postal Service, postage prepaid, by registered or certified mail, return receipt requested; or (c) by a nationally-recognized delivery service providing proof of delivery, in each case to the Regulated Notice address(es) specified below, and with a copy sent via email. Except where otherwise expressly provided to the contrary, notice is deemed given upon delivery (or, in the case of delivery via the method described in (b), the earlier of delivery or three (3) days following the date of depositing), or when delivery is refused. A party may change its notice address by giving notice in the manner set forth above. The parties agree that notices sent to the address(es) shown below are all of the parties who are entitled to notice under this Agreement.

Tenant's Regulated Notice Address(es):

Amazon.com Services LLC
c/o Amazon.com, Inc.
Attention: Real Estate Manager (NA OPS: SSC4)
Attention: General Counsel (Real Estate: SSC4)
Attention: NAOPS Asset Management (SSC4)

Each with an address of:

410 Terry Ave. N
Seattle, WA 98109-5210
Telephone: (206) 266-1000

With copy to:

naops-propmgmt@amazon.com;
na-realestate@amazon.com;
naops-rent@amazon.com;
OpsRELegalnotice@amazon.com

using the subject line—Re: SSC4 and reason for the notice (e.g., default, cease & desist, bribery or anti-corruption).

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Tenant's Email Notice Address(es):

naops-propmgmt@amazon.com;
na-realestate@amazon.com;
naops-rent@amazon.com;
OpsRELegalnotice@amazon.com

using the subject line—Re: SSC4 and reason for the notice (e.g., default, cease & desist, bribery or anti-corruption).

Lender's Regulated Notice Address(es):

Amerant Bank, N.A.
4830 West Kennedy Blvd., Suite 500
Tampa, Florida 33609
Attention: Ryan H. Cuticelli
E-mail: rcuticelli@amerantbank.com

With copies to:

Squire Patton Boggs (US) LLP
One Harbour Place
777 S. Harbour Island Blvd., Suite 420
Tampa, Florida 33602
Attention: Stacy H. Krumin
E-mail: stacy.krumin@squirepb.com

Lender's Email Notice Address(es):

rcuticelli@amerantbank.com;
stacy.krumin@squirepb.com

Landlord's Regulated Notice Address(es):

CPREIF Jedburg LLC
c/o Clarion Partners
One Madison Avenue
New York, New York 10010
Attention: Brian Watkins
E-mail: brian.watkins@clarionpartners.com

With copies to:

Mayer Brown LLP
1999 K Street, NW
Washington, D.C. 20006
Attention: Michael V. Morelli
E-mail: mmorelli@mayerbrown.com

Landlord's Email Notice Address(es):

brian.watkins@clarionpartners.com;
mmorelli@mayerbrown.com

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8. Confidentiality. Lender will not make public announcements regarding this Agreement or Tenant's proposed or actual occupancy of the Mortgaged Property without Tenant's prior consent, which Tenant may withhold in its sole and absolute discretion. All information specifically labeled as "confidential" or information not generally available to the public and that, based on the circumstances of disclosure, would reasonably be expected to be treated as confidential, including the terms and conditions of this Agreement, the Lease, and all non-public information relating to Tenant's technology, operations, customers, business plans, promotional and marketing activities, finances and other business affairs (collectively, "Confidential Information"), that is disclosed to Lender with respect to Tenant's business in connection with the Lease will be kept strictly confidential by Lender and will not be used (except for Lender's confidential internal purposes, or as otherwise required by Legal Requirements (defined below), or for disclosing to Lender's agents, directors, officers, or employees, provided any such party understands and agrees to be bound by the terms of this confidentiality provision) or disclosed to others by Lender, without the express prior consent of Tenant, which Tenant may withhold in its sole and absolute discretion. As used above, the term "Legal Requirements" means all applicable federal, state, county, and municipal statutes, ordinances, codes, rules, regulations, and requirements. The provisions of this Section will survive the expiration or termination of this Agreement.

9. Lien Waiver. Lender waives and releases any and all contractual liens and security interests or common law, constitutional, and/or statutory liens and security interests arising by operation of law to which Lender might now or in the future be entitled to on (a) any of Tenant's personal property (except to the extent of Landlord's interest therein (if any)), including without limitation computers, networking and communications equipment, generators, transmission facilities, and data center equipment, and (b) any economic development incentives including the creation of an enterprise zone, tax abatements, tax increment financing, or industrial revenue bonds to which Tenant is entitled pursuant to the Lease (except to the extent of Landlord's interest therein (if any)), and Landlord agrees not to grant any security interest in favor of Lender (or any Successor Landlord) in connection with such personal property or economic development incentives.

10. Miscellaneous.

(a) This Agreement may not be recorded without the prior written consent of Tenant and Landlord unless and until (a) a memorandum of the Lease has been recorded in the public records, (b) Landlord and Tenant have issued a joint press release regarding the Lease, or (c) Tenant has commenced its business operations at the Property (which business operations do not include Tenant's or Landlord's construction activities).

(b) This Agreement may not be discharged or modified orally or in any manner other than by an agreement in writing specifically referring to this Agreement and signed by the party or parties to be charged thereby.

(c) The provisions hereof shall be self-operative and effective without the necessity of execution of any further instruments on the part of any party hereto or the respective heirs, legal representatives, successors, or assigns of any such party.

(d) The captions inserted in this Agreement are for convenience only and in no way define, limit, or otherwise describe the scope or intent of this Agreement, or any provision hereof, or in any way affect the interpretation of this Agreement. The words "includes" or "including" are used in this Agreement to provide information that is illustrative or exemplary, and not exclusive or exhaustive.

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(e) Each of Landlord and Lender represents and warrants to Tenant that, as of the Effective Date: (i) such party has neither sent nor received any written notice of default under the Loan Documents which remains outstanding, and (ii) to the actual knowledge of Landlord and Lender, no event has occurred (or failed to occur) which, with the giving of notice and the passage of time, would result in a default under the Loan Documents.

(f) **“Business Day”** means any day that is not a Saturday, Sunday, or federal holiday.

(g) This Agreement shall bind and benefit the parties hereto and their respective successors and assigns. Notwithstanding anything herein to the contrary, in no event shall Tenant be required to provide written notice to Lender's successors and assigns pursuant to this Agreement unless and until such party provides written notice to Tenant of its acquisition of Lender's interest in the Loan and designates the address to which such notice is to be directed.

(h) This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute one agreement with the same effect as if the parties had signed the same document. This Agreement shall not be effective unless executed by all of the parties hereto and shall not be binding on Tenant unless Tenant has received a fully-executed pdf copy of this Agreement.

(i) Construction and interpretation of this Agreement will be governed by the laws of the state in which the Mortgaged Property is located, excluding any principles of conflicts of laws. Any dispute arising under, in connection with, or incident to this Agreement or about its interpretation will be resolved exclusively in the state or federal courts located in the county in which the Mortgaged Property is located. Each of the parties irrevocably submits to those courts' venue and jurisdiction.

(j) TO THE EXTENT PERMITTED BY LAW, THE PARTIES HERETO WAIVE ANY RIGHT TO TRIAL BY JURY OR TO HAVE A JURY PARTICIPATE IN RESOLVING ANY DISPUTE, WHETHER SOUNDING IN CONTRACT, TORT, OR OTHERWISE, ARISING OUT OF THIS AGREEMENT OR ANY OTHER INSTRUMENT, DOCUMENT, OR AGREEMENT EXECUTED OR DELIVERED IN CONNECTION HEREWITH OR THE TRANSACTIONS RELATED HERETO.

[SIGNATURE PAGES TO FOLLOW]

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IN WITNESS WHEREOF, the parties have executed this Agreement on the dates set forth below, to be effective as of the later of the dates shown below (the "**Effective Date**").

Signature of Witness

Signature of Witness #1



Signature of Witness #2

TENANT:

AMAZON.COM, SERVICES LLC,
a Delaware limited liability company

By: Jason Smith
Name: Jason Smith
Title: Authorized Signatory
Date: January 15, 2026

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On the 15th day of January, in the year 2026 before me, the undersigned, personally appeared Charlie Lohr, the Authorized Signatory of Amazon.com Services, LLC, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his capacity, and that by his/her/their signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.



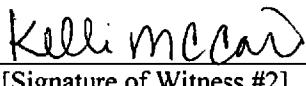
Print Name Carissa Ortega

Notary Public in and for the State of Washington
residing at Seattle, WA
My commission expires 05/27/2029

[SIGNATURE PAGES(S) CONTINUED ON THE FOLLOWING PAGE]



[Signature of Witness #1]



[Signature of Witness #2]

LANDLORD:

CPREIF Jedburg LLC,
a Delaware limited liability company

By: CPREIF Property HoldCo L.P.,
a Delaware limited partnership,
its sole member

By: CPREIF Property HoldCo GP LLC,
a Delaware limited liability company,
its general partner

By: CPREIF Operating Partnership L.P.,
a Delaware limited partnership,
its sole member

By: CPREIF OP GP LLC,
a Delaware limited liability company,
its general partner

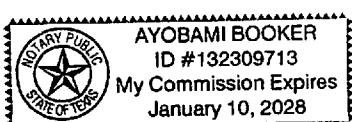
By: Clarion Partners Real Estate Income
Fund Inc., a Delaware corporation,
its sole member

By: David Whorton
Name: David Whorton
Title: Financing Authorized Signatory
Date: 12/17/25

STATE OF Texas)
COUNTY OF Dallas)

The foregoing instrument was acknowledged before me this 17th day of December, 2025
by David Whorton as Financing Authorized Signatory of Clarion Partners Real Estate Income Fund Inc, a
Delaware corporation, on behalf of the Landlord.

[NOTARY SEAL]



Printed Name of Notary: Ayobami Booker
Notary Public for State of Texas
My commission expires: January 10, 2028

[SIGNATURE PAGES(S) CONTINUED ON THE FOLLOWING PAGE]
Signature page to SNDA

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Signature of Witness #1

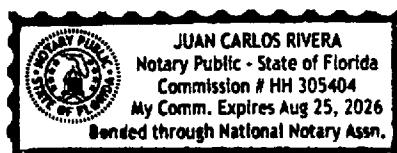


Signature of Witness #2

STATE OF FL.COUNTY OF Hillsborough.

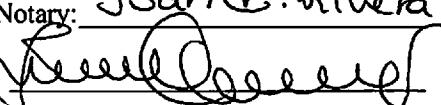
The foregoing instrument was acknowledged before me this 23 day of December, 2025 by Ryan Cuticelli, as Sr. Vice President of Amerant Bank, N.A., on behalf of the Lender.

[NOTARY SEAL]

LENDER:

Amerant Bank, N.A.,

By:

Name: Ryan H. CuticelliTitle: SVPDate: 12/23/15Printed Name of Notary: Juan C. RiveraNotary Public for My commission expires: 8/25/26

[END OF SIGNATURE PAGES]

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EXHIBIT A
THE LAND

ALL that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in the County of Dorchester, State of South Carolina, measuring and containing 125.13 acres, more or less and being shown and designated as Parcel B-1 on that certain plat entitled "BOUNDARY PLAT showing Property of Muckenfuss Family, LLC" by Albert R. Judy, PLS, S.C.P.L.S. No. 17570 with Judy Land Surveying, Inc., dated December 12, 2016 as last revised on January 23, 2017 and recorded in the Dorchester County ROD Office on September 18, 2017 in Plat Book M at Page 119. Reference to said plat is hereby erased for a more complete and accurate description

LESS AND EXCEPT: All that certain piece, parcel or lot of land, with improvements thereon, in Dorchester County, South Carolina, designated as Lot 1, 5.00 Acres, on the plat entitled "SUBDIVISION PLAT SHOWING PROPERTY OF MUCKENFUSS FAMILY LLC II LOCATED NEAR JEDBURG DORCHESTER CO. SC," by Albert R. Judy, PLS, dated September 19, 2017 and recorded in the Dorchester County ROD Office in Plat Book M, page 120. Said lot having such size, shape, buildings and boundings as are more fully shown by referring to the plat.

LESS AND EXCEPT: All that certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being near the Village of Jedburg in the County of Dorchester, State of South Carolina, measuring and containing 5.00 acres, more or less and being shown and designated as LOT 2 on that certain plat entitled "SUBDIVISION PLAT SHOWING PROPERTY OF MUCKENFUSS FAMILY, LLC II" by Albert R. Judy, PLS, S.C.P.L.S. No. 17570 with Judy Land Surveying, Inc., dated September 20, 2017 and recorded in the Dorchester County ROD Office on February 2, 2018 in Plat Book M at Page 133. Reference to said plat is hereby erased for a more complete and accurate description.

LESS AND EXCEPT: All that certain piece, parcel or tract of land, together with improvements thereon, situate, lying and being in the County of Dorchester, State of South Carolina, containing 0.79 acres, and being shown and designated as "DCWS PUMP STATION PARCEL", 0.79 ACRES on a plat of survey prepared by Mathis & Muldrow Land Surveying, Stevenson M. Muldrow, S.C.R.L.S. 29580 dated October 2, 2018, entitled "PLAT OF A DIVISION OF A 0.79 ACRE PARCEL AND A 30' FORCE MAIN EASEMENT FROM A LARGER TRACT AS SHOWN ON A PLAT RECORDED IN PLAT BOOK M PG. 119" and recorded on August 2, 2019, in the Register of Deeds Office for Dorchester County in Plat Cabinet M, Slide 179. Said tract and easement having such size, shape, dimensions, buildings and boundings as will by reference to said plat more fully and at large appear.

ALSO BEING DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING NEAR THE TOWN OF SUMMERTON, COUNTY OF DORCHESTER, STATE OF SOUTH CAROLINA AND BEING MORE FULLY SHOWN AND DESIGNATED ON AN ALTA / NSPS LAND TITLE SURVEY ENTITLED "SHOWING PARCEL B1, 239 JEDBURG ROAD OWNED BY MUCKENFUSS FAMILY LLC II", PREPARED BY GPA PROFESSIONAL LAND SURVEYORS, DATED AUGUST 13, 2021 AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A 2"OPEN TOP PIPE FOUND ON THE NORTHWESTERN RIGHT-OF-WAY OF JEDBURG ROAD (S-10-58) APPROXIMATELY 830' FROM THE RIGHT-OF-WAY OF HAYDEN LANE, THENCE N

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17°02'15" W ALONG THE PROPERTY OF GEORGE D. REESE (TMS NO. 122-00-00-074), A DISTANCE OF 106.69' TO A 5/8"REBAR SET; THENCE N 39°20'02" W ALONG SAID PROPERTY, A DISTANCE OF 556.67' TO A 5/8"REBAR FOUND; THENCE N 40°18'01" E ALONG THE PROPERTY OF THOMAS CONCRETE OF S.C., INC. (TMS NO. 122-00-00-177), A DISTANCE OF 10.90' TO A 5/8"REBAR FOUND; THENCE N 47°37'25" W ALONG SAID PROPERTY, A DISTANCE OF 111.20' TO A 5/8"REBAR FOUND; THENCE N 69°14'42" W ALONG SAID PROPERTY, A DISTANCE OF 187.22' TO A 5/8"REBAR FOUND; THENCE N 48°47'42" W ALONG SAID PROPERTY, A DISTANCE OF 79.90' TO A 5/8"REBAR FOUND; THENCE S 44°45'13" W ALONG SAID PROPERTY, A DISTANCE OF 316.54' TO A 1/2"REBAR FOUND; THENCE S 44°45'13" W ALONG SAID PROPERTY, A DISTANCE OF 237.20' TO A 5/8"REBAR FOUND; THENCE S 45°14'47" E ALONG SAID PROPERTY A DISTANCE OF 362.97' TO A 5/8"REBAR FOUND; THENCE S 44°43'54" W ALONG THE PROPERTY OF GEORGE D. REESE (TMS NO. 122-00-00-074), A DISTANCE OF 337.69' TO A 1.5"OPEN TOP PIPE FOUND; THENCE N 75°31'34" W ALONG THE PROPERTY OF GERTRUDE F. HODGE (TMS NO. 121-00-00-130), A DISTANCE OF 257.05' TO A 3/4"OPEN TOP PIPE FOUND; THENCE N 02°18'47" W ALONG THE PROPERTY OF JOHN BASS (TMS NO. 121-12-00-011), A DISTANCE OF 419.35' TO A 2"OPEN TOP PIPE FOUND; THENCE N 02°06'36" W ALONG THE PROPERTY OF JAMES WILSON, ET AL (TMS NO. 121-12-00-003), A DISTANCE OF 71.58' TO A 3/4"OPEN TOP PIPE FOUND; THENCE N 02°42'53" W ALONG THE PROPERTY OF MARY B. NORMAN (TMS NO. 121-12-00-009), PATRICIA ANN B. & J.P. WILSON, JR. (TMS NO. 121-12-00-014) AND CHURCH-DELIVERANCE TABERNACLE MINISTRIES (TMS NO. 121-12-00-001), A DISTANCE OF 424.15' TO A 5/8"REBAR SET; THENCE N 01°47'20" W ALONG THE PROPERTY OF CHURCH-DELIVERANCE TABERNACLE MINISTRIES (TMS NO. 121-12-00-001), A DISTANCE OF 7.88' TO A 1"REBAR FOUND; THENCE N 00°33'08" W ALONG SAID PROPERTY, A DISTANCE OF 144.44' TO A 1.5"OPEN TOP PIPE FOUND; THENCE N 00°48'43" W ALONG SAID PROPERTY, A DISTANCE OF 417.15' TO A 3/4"REBAR FOUND; THENCE N 70°40'18" W ALONG SAID PROPERTY, A DISTANCE OF 482.42' TO A 1"REBAR FOUND; THENCE S 40°14'00" W ALONG SAID PROPERTY, A DISTANCE OF 313.63' TO A 1"REBAR FOUND; THENCE N 41°00'03" W ALONG THE NORTHEASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 78, A DISTANCE OF 123.58' TO A 5/8"REBAR FOUND; THENCE N 42°32'22" E ALONG THE PROPERTY OF MUCKENFUSS FAMILY LLC II (TMS NO. 121-00-00-273), A DISTANCE OF 917.49' TO A 5/8"REBAR FOUND; THENCE N 04°26'07" E ALONG SAID PROPERTY, A DISTANCE OF 797.00' TO A 5/8"REBAR FOUND; THENCE N 55°59'45" E ALONG SAID PROPERTY, A DISTANCE OF 834.82' TO A CALCULATED POINT; THENCE ALONG THE PROPERTY OF JOHN GEDDIS (TMS NO. 122-00-00-001) FOR THE NEXT 25 COURSES AND DISTANCES: THENCE S 12°16'42" E, A DISTANCE OF 14.51' TO A CALCULATED POINT; THENCE S 51°34'47" E, A DISTANCE OF 28.48' TO A CALCULATED POINT; THENCE N 50°07'33" E, A DISTANCE OF 120.14' TO CALCULATED POINT; THENCE S 53°34'18" E, A DISTANCE OF 71.79' TO A CALCULATED POINT; THENCE S 10°02'13" E, A DISTANCE OF 82.15' TO A CALCULATED POINT; THENCE S 45°46'22" W, A DISTANCE OF 68.78' TO A CALCULATED POINT; THENCE S 02°52'30" E, A DISTANCE OF 36.23' TO A CALCULATED POINT; THENCE S 30°32'07" W, A DISTANCE OF 26.78' TO A CALCULATED POINT; THENCE S 09°24'20" W, A DISTANCE OF 36.40' TO A CALCULATED POINT; THENCE S 82°08'49" E, A DISTANCE OF 48.04' TO A CALCULATED POINT; THENCE N 51°45'57" E A DISTANCE OF 35.72' TO A CALCULATED POINT; THENCE S 75°07'48" E, A DISTANCE OF 37.51' TO A CALCULATED POINT; THENCE S 08°15'25" E, A DISTANCE OF 97.27' TO A CALCULATED POINT; THENCE N 08°21'01" W, A DISTANCE OF 57.11' TO A CALCULATED POINT; THENCE N 59°27'03" E, A DISTANCE OF 29.10' TO A CALCULATED POINT; THENCE N 59°41'55" W, A DISTANCE OF 42.35' TO A CALCULATED POINT; THENCE N 08°15'45" E, A DISTANCE OF 68.57' TO A CALCULATED POINT; THENCE S 54°01'11" E, A DISTANCE OF 143.08' TO A CALCULATED POINT; THENCE N 85°25'58" E, A DISTANCE OF 51.15' TO A CALCULATED POINT; THENCE N 02°29'20" W, A DISTANCE OF 48.14' TO A CALCULATED POINT; THENCE N 35°16'36" E, A DISTANCE OF 82.11' TO A CALCULATED POINT; THENCE N 84°43'24" E, A DISTANCE OF 20.03' TO A CALCULATED POINT; THENCE S 14°37'30" E, A DISTANCE OF 44.09' TO A CALCULATED POINT; THENCE S 62°51'47" E ALONG THE PROPERTY OF JOHN GEDDIS (TMS NO. 122-00-00-001) AND EMMA JO & DEBORAH POWELL (TMS NO. 122-00-00-097), A DISTANCE OF 51.96' TO A CALCULATED POINT; THENCE S 20°50'08" E ALONG THE PROPERTY OF EMMA JO & DEBORAH POWELL (TMS NO. 122-00-00-097), A DISTANCE OF 42.44' TO A CALCULATED POINT; THENCE N 67°17'01" E ALONG SAID PROPERTY, A DISTANCE OF 48.16' TO A CALCULATED POINT; THENCE N 11°55'11" E ALONG SAID PROPERTY, A DISTANCE OF 65.78' TO A CALCULATED POINT; THENCE N 59°11'36" E ALONG SAID PROPERTY, A DISTANCE OF 17.82' TO A CALCULATED POINT; THENCE S 37°52'30" E ALONG THE PROPERTY OF EMMA JO & DEBORAH

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POWELL (TMS NO. 122-00-00-097) AND HARRY GALLISHAW ESTATE (TMS NO. 122-00-00-003), A DISTANCE OF 52.27' TO A CALCULATED POINT; THENCE ALONG THE PROPERTY OF HARRY GALLISHAW ESTATE (TMS NO. 122-00-00-003) FOR THE NEXT 9 COURSES AND DISTANCES: THENCE N 86°28'11" E, A DISTANCE OF 69.91' TO A CALCULATED POINT; THENCE S 03°30'05" W, A DISTANCE OF 34.81' TO A CALCULATED POINT; THENCE N 74°45'09" E, A DISTANCE OF 94.01' TO A CALCULATED POINT; THENCE S 72°53'51" E, A DISTANCE OF 31.75' TO A CALCULATED POINT; THENCE S 33°18'10" W, A DISTANCE OF 43.52' TO A CALCULATED POINT; THENCE S 78°37'32" E, A DISTANCE OF 72.03' TO A CALCULATED POINT; THENCE S 09°48'07" W, A DISTANCE OF 72.08' TO A CALCULATED POINT; THENCE N 85°00'46" E, A DISTANCE OF 27.80' TO A CALCULATED POINT; THENCE S 72°02'36" E ALONG THE PROPERTY OF HARRY GALLISHAW ESTATE (TMS NO. 122-00-00-003) AND JOE GALLISHAW ESTATE (TMS NO. 122-00-00-004), A DISTANCE OF 71.06' TO A CALCULATED POINT; THENCE ALONG THE PROPERTY OF JOE GALLISHAW ESTATE (TMS NO. 122-00-00-004) FOR THE NEXT 16 COURSES AND DISTANCES: THENCE S 05°37'15" E, A DISTANCE OF 31.55' TO A CALCULATED POINT; THENCE S 23°41'15" W, A DISTANCE OF 47.28' TO A CALCULATED POINT; THENCE S 75°29'32" E, A DISTANCE OF 58.39' TO A CALCULATED POINT; THENCE N 24°25'15" W, A DISTANCE OF 38.82' TO A CALCULATED POINT; THENCE N 70°13'31" E, A DISTANCE OF 28.08' TO A CALCULATED POINT; THENCE S 41°01'07" E, A DISTANCE OF 42.86' TO A CALCULATED POINT; THENCE N 86°10'43" E, A DISTANCE OF 75.32' TO A CALCULATED POINT; THENCE S 51°02'02" E, A DISTANCE OF 31.22' TO A CALCULATED POINT; THENCE S 17°41'23" E, A DISTANCE OF 59.49' TO A CALCULATED POINT; THENCE S 37°36'36" W, A DISTANCE OF 37.99' TO A CALCULATED POINT; THENCE S 72°22'21" E, A DISTANCE OF 43.07' TO A CALCULATED POINT; THENCE N 64°10'56" E, A DISTANCE OF 33.73' TO A CALCULATED POINT; THENCE N 20°47'48" E, A DISTANCE OF 30.68' TO A CALCULATED POINT; THENCE S 58°29'19" E, A DISTANCE OF 68.27' TO A CALCULATED POINT; THENCE S 01°26'00" E, A DISTANCE OF 35.09' TO A CALCULATED POINT; THENCE ALONG THE PROPERTY OF DAWN M. & BILLY H. JOHNSON (TMS NO. 122-00-00-015) FOR THE NEXT 71 COURSES AND DISTANCES: THENCE S 84°15'42" W, A DISTANCE OF 28.36' TO A CALCULATED POINT; THENCE S 03°36'36" W, A DISTANCE OF 71.15' TO A CALCULATED POINT; THENCE S 13°22'05" W, A DISTANCE OF 44.17' TO A CALCULATED POINT; THENCE S 59°56'53" E, A DISTANCE OF 35.21' TO A CALCULATED POINT; THENCE S 08°31'49" W, A DISTANCE OF 36.99' TO A CALCULATED POINT; THENCE S 69°11'51" W, A DISTANCE OF 23.72' TO A CALCULATED POINT; THENCE N 88°12'51" W, A DISTANCE OF 22.51' TO A CALCULATED POINT; THENCE S 52°27'54" W, A DISTANCE OF 24.14' TO A CALCULATED POINT; THENCE S 14°11'00" W, A DISTANCE OF 25.73' TO A CALCULATED POINT; THENCE S 09°43'17" E, A DISTANCE OF 5.37' TO A CALCULATED POINT; THENCE S 73°32'28" E, A DISTANCE OF 8.02' TO A CALCULATED POINT; THENCE N 57°09'35" E, A DISTANCE OF 8.41' TO A CALCULATED POINT; THENCE S 25°41'19" E, A DISTANCE OF 47.93' TO A CALCULATED POINT; THENCE S 07°03'16" W, A DISTANCE OF 24.54' TO A CALCULATED POINT; THENCE S 52°24'23" E, A DISTANCE OF 28.09' TO A CALCULATED POINT; THENCE S 17°32'11" E, A DISTANCE OF 15.48' TO A CALCULATED POINT; THENCE S 00°00'58" E, A DISTANCE OF 29.72' TO A CALCULATED POINT; THENCE S 16°05'24" E, A DISTANCE OF 26.55' TO A CALCULATED POINT; THENCE S 02°20'10" W, A DISTANCE OF 20.20' TO A CALCULATED POINT; THENCE S 51°07'17" W, A DISTANCE OF 21.30' TO A CALCULATED POINT; THENCE S 41°44'26" W, A DISTANCE OF 23.45' TO A CALCULATED POINT; THENCE S 02°31'37" E, A DISTANCE OF 13.07' TO A CALCULATED POINT; THENCE S 54°21'37" E, A DISTANCE OF 29.96' TO A CALCULATED POINT; THENCE S 58°30'26" E, A DISTANCE OF 12.98' TO A CALCULATED POINT; THENCE S 04°29'38" E, A DISTANCE OF 22.25' TO A CALCULATED POINT; THENCE S 34°29'37" E, A DISTANCE OF 23.72' TO A CALCULATED POINT; THENCE S 18°47'43" E, A DISTANCE OF 15.09' TO A CALCULATED POINT; THENCE S 30°22'12" W, A DISTANCE OF 17.52' TO A CALCULATED POINT; THENCE S 29°33'42" E, A DISTANCE OF 15.41' TO A CALCULATED POINT; THENCE S 07°22'30" W, A DISTANCE OF 27.43' TO A CALCULATED POINT; THENCE S 29°46'34" W, A DISTANCE OF 12.75' TO A CALCULATED POINT; THENCE S 66°06'08" W, A DISTANCE OF 13.13' TO A CALCULATED POINT; THENCE S 49°24'04" W, A DISTANCE OF 7.10' TO A CALCULATED POINT; THENCE S 01°45'50" E, A DISTANCE OF 25.43' TO A CALCULATED POINT; THENCE S 22°03'54" E, A DISTANCE OF 5.18' TO A CALCULATED POINT; THENCE S 49°36'24" E, A DISTANCE OF 40.07' TO A CALCULATED POINT; THENCE S 84°15'42" E, A DISTANCE OF 11.98' TO A CALCULATED POINT; THENCE S 61°35'37" E, A DISTANCE OF 31.12' TO A CALCULATED POINT; THENCE S 05°01'03" W, A DISTANCE OF 17.22' TO A CALCULATED POINT; THENCE S 59°17'46" E, A DISTANCE OF 18.49' TO A CALCULATED POINT; THENCE S 08°38'14" E, A DISTANCE OF 30.02' TO A CALCULATED POINT; THENCE S 32°47'57" W, A DISTANCE OF 26.09' TO A CALCULATED POINT; THENCE S 31°00'10" W, A

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DISTANCE OF 19.01' TO A CALCULATED POINT; THENCE S 10°06'54" W, A DISTANCE OF 12.11' TO A CALCULATED POINT; THENCE S 29°52'17" E, A DISTANCE OF 15.10' TO A CALCULATED POINT; THENCE S 73°12'12" E, A DISTANCE OF 9.11' TO A CALCULATED POINT; THENCE N 69°23'42" W, A DISTANCE OF 20.16' TO A CALCULATED POINT; THENCE S 31°01'57" E, A DISTANCE OF 18.95' TO A CALCULATED POINT; THENCE S 63°20'36" E, A DISTANCE OF 17.97' TO A CALCULATED POINT; THENCE N 65°58'43" E, A DISTANCE OF 15.49' TO A CALCULATED POINT; THENCE S 28°04'26" E, A DISTANCE OF 10.70' TO A CALCULATED POINT; THENCE N 82°42'55" E, A DISTANCE OF 21.62' TO A CALCULATED POINT; THENCE S 64°46'54" E, A DISTANCE OF 34.18' TO A CALCULATED POINT; THENCE S 17°43'33" E, A DISTANCE OF 20.25' TO A CALCULATED POINT; THENCE S 01°23'05" W, A DISTANCE OF 21.64' TO A CALCULATED POINT; THENCE S 81°03'13" E, A DISTANCE OF 15.81' TO A CALCULATED POINT; THENCE N 39°52'10" E, A DISTANCE OF 12.03' TO A CALCULATED POINT; THENCE N 83°58'51" E, A DISTANCE OF 8.96' TO A CALCULATED POINT; THENCE S 67°52'25" E, A DISTANCE OF 33.49' TO A CALCULATED POINT; THENCE S 22°20'32" E, A DISTANCE OF 20.40' TO A CALCULATED POINT; THENCE S 37°34'56" W, A DISTANCE OF 15.74' TO A CALCULATED POINT; THENCE S 07°29'07" W, A DISTANCE OF 8.45' TO A CALCULATED POINT; THENCE S 41°46'58" E, A DISTANCE OF 37.22' TO A CALCULATED POINT; THENCE S 56°49'04" E, A DISTANCE OF 31.30' TO A CALCULATED POINT; THENCE S 64°13'16" E, A DISTANCE OF 17.12' TO A CALCULATED POINT; THENCE S 81°53'48" E, A DISTANCE OF 20.13' TO A CALCULATED POINT; THENCE S 69°52'25" E, A DISTANCE OF 13.06' TO A CALCULATED POINT; THENCE S 12°19'41" E, A DISTANCE OF 16.09' TO A CALCULATED POINT; THENCE S 13°18'31" W, A DISTANCE OF 24.94' TO A CALCULATED POINT; THENCE S 04°04'37" W, A DISTANCE OF 12.20' TO A CALCULATED POINT; THENCE ALONG THE PROPERTY OF SKINNER LANDS SUMMERVILLE, LLC (TMS NO. 122-00-00-155) FOR THE NEXT 13 COURSES AND DISTANCES: THENCE S 74°19'07" E, A DISTANCE OF 26.43' TO A 5/8"REBAR FOUND; THENCE S 69°56'29" E, A DISTANCE OF 9.98' TO A 5/8"REBAR FOUND; THENCE S 03°12'06" E, A DISTANCE OF 57.77' TO A 5/8"REBAR FOUND; THENCE S 48°10'12" E, A DISTANCE OF 60.12' TO A 5/8"REBAR FOUND; THENCE S 26°08'22" W, A DISTANCE OF 43.71' TO A 5/8"REBAR FOUND; THENCE S 31°24'44" E, A DISTANCE OF 39.74' TO A 5/8"REBAR FOUND; THENCE S 10°04'39" E, A DISTANCE OF 60.84' TO A 5/8"REBAR FOUND; THENCE S 23°11'47" E, A DISTANCE OF 110.95' TO A 5/8"REBAR FOUND; THENCE S 02°00'39" E, A DISTANCE OF 50.14' TO A 5/8"REBAR FOUND; THENCE S 01°22'19" E, A DISTANCE OF 31.58' TO A 5/8"REBAR FOUND; THENCE S 00°15'54" W, A DISTANCE OF 144.23' TO A 1"OPEN TOP PIPE FOUND; THENCE S 44°16'49" E, A DISTANCE OF 279.16' TO A 5/8"REBAR SET; THENCE S 51°23'44" W ALONG THE NORTHWESTERN RIGHT-OF-WAY OF JEDBURG ROAD (S-10-58), A DISTANCE OF 526.62' TO A 5/8"REBAR SET; THENCE 68.38' ALONG THE PROPERTY OF PAUL BIPPUS PRECISION, LLC (TMS NO. 122-00-00-181) ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00', A DELTA ANGLE OF 78°35'23", A CHORD BEARING OF N 02°02'18" W, AND A CHORD DISTANCE OF 63.33' TO A 5/8"REBAR SET; THENCE N 38°13'00" W ALONG SAID PROPERTY, A DISTANCE OF 245.25' TO A 5/8"REBAR SET; THENCE N 13°15'19" W ALONG SAID PROPERTY, A DISTANCE OF 222.49' TO A 5/8"REBAR SET; THENCE N 30°24'12" W ALONG SAID PROPERTY, A DISTANCE OF 92.03' TO A 5/8"REBAR SET; THENCE N 41°41'14" W ALONG SAID PROPERTY, A DISTANCE OF 222.15' TO A 5/8"REBAR SET; THENCE S 44°24'34" W ALONG SAID PROPERTY, A DISTANCE OF 322.97' TO A 5/8"REBAR FOUND; THENCE S 38°17'08" E ALONG SAID PROPERTY, A DISTANCE OF 35.56' TO A AXEL FOUND, THENCE S 40°31'37" W ALONG THE PROPERTY OF HOLSEBRO PROPERTIES, LLC (TMS NO. 122-00-00-115), A DISTANCE OF 307.06' TO A 5/8"REBAR SET; THENCE S 40°07'42" W ALONG SAID PROPERTY, A DISTANCE OF 15.15' TO A 5/8"REBAR FOUND; THENCE S 39°17'04" E ALONG SAID PROPERTY, A DISTANCE OF 669.04' TO A 5/8"REBAR SET; THENCE S 52°16'33" W ALONG THE NORTHWESTERN RIGHT-OF-WAY OF JEDBURG ROAD (S-10-58), A DISTANCE OF 100.00' TO A 2"OPEN TOP PIPE FOUND, SAID POINT BEING THE POINT OF BEGINNING CONTAINING APPROXIMATELY 5,003.854 SQ. FT. OR 113.561 ACRES. SAVING AND EXCEPTING TMS NO. 122-00-00-184 OWNED BY DORCHESTER COUNTY, BEGINNING AT A 5/8"REBAR SET N 47°13'39" W, A DISTANCE OF 293.55' FROM THE NORTHEAST PROPERTY CORNER (5/8"REBAR SET) OF THE PROPERTY OF PAUL BIPPUS PRECISION, LLC (TMS NO. 122-00-00-181), THENCE ALONG THE PROPERTY OF MUCKENFUSS FAMILY LLC II (TMS NO. 122-00-00-048) FOR THE NEXT 13 COURSES AND DISTANCES: THENCE N 83°57'04" W, A DISTANCE OF 66.87' TO A 1/2"REBAR FOUND; THENCE N 06°04'33" E, A DISTANCE OF 29.91' TO A 1/2"REBAR FOUND; THENCE S 83°36'09" E, A DISTANCE OF 9.20' TO A 1/2"REBAR FOUND; THENCE N 08°45'11" E, A DISTANCE OF 261.40' TO A 1/2"REBAR FOUND; THENCE N 02°33'27" W, A DISTANCE OF 184.58' TO A 1/2"REBAR FOUND; THENCE N 89°48'20" W, A

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DISTANCE OF 3.94" TO A 1/2"REBAR FOUND; THENCE N 00°04'27" E, A DISTANCE OF 70.00" TO A 1/2"REBAR FOUND; THENCE N 89°36'08" E, A DISTANCE OF 76.96" TO A 1/2"REBAR FOUND; THENCE S 00°07'32" W, A DISTANCE OF 70.34" TO A 1/2"REBAR FOUND; THENCE N 86°25'09" W A DISTANCE OF 9.07" TO A 1/2"REBAR FOUND; THENCE S 00°07'03" E, A DISTANCE OF 187.58" 1/2"REBAR FOUND; THENCE S 08°46'28" W A DISTANCE OF 264.54" TO A 5/8"REBAR SET THENCE S 06°17'01" W, A DISTANCE OF 30.07" TO A 5/8"REBAR SET, SAID POINT BEING THE POINT OF BEGINNING CONTAINING APPROXIMATELY 34.228 SQ. FT. OR 0.786 ACRES.

Derivation: This being the same property as conveyed to Charleston Industrial Land Owner, LLC, a Delaware limited liability company, by Deed from Muckenthal Family LLC II, a South Carolina limited liability company and Summerville Baptist Church, a South Carolina non-profit corporation, dated December 28, 2021 and recorded January 5, 2022 in Book 13911 at Page 248 in the Office of the Register of Deeds for Dorchester County.

TMS Number: 122-00-00-48