Memorandum of Agreement

This Memorandum of Agreement (the “Agreement”) executed as of the \_\_\_\_ day of April, 2002, by and between DEERFIELD LAND CORPORATION, a Delaware corporation (“Seller”), whose address for purposes hereof is 14901 South Orange Blossom Trail, Orlando, Florida 32837 and LOWE’S HOME CENTERS, INC., a North Carolina corporation (“Buyer”), whose address for purposes hereof is Highway 268 East Dock, North Wilkesboro, North Carolina 28659.

WITNESSETH:

A. Seller is the owner of certain real property located in Osceola County, Florida, as shown on Exhibit A attached hereto (the “Seller’s Development Plan”) and being more particularly legally described on Exhibit B attached hereto (the “Osceola Corporate Center”).

B. Pursuant to that certain Contract for Sale and Purchase of Real Property by and between Seller and Buyer dated as of March 30, 2001, as amended, Buyer may purchase that certain tract of Osceola Corporate Center generally reflected as Lot 7 of Seller’s Development Plan, but more particularly legally described in Exhibit C attached hereto (the “Buyer’s Parcel”) and shown on Exhibit D attached hereto (the “Buyer’s Site Plan”).

C. Buyer and Seller have entered into that certain Signalization and Road Development Agreement by and between Buyer and Seller dated November 1, 2001 (the “Agreement”), for purposes of setting forth Buyer’s and Seller’s obligations regarding the construction of (i) the proposed Ring Road to be known as Greenwald Blvd. which forms the eastern boundary of Buyer’s Parcel and runs along the eastern boundary of the Buyer’s Parcel and terminates at Centerview Boulevard; (ii) proposed Centerview Boulevard which will form the southerly boundary of the Buyer’s Parcel from its easterly boundary and continue westerly to Bermuda Avenue (a/k/a John Young Parkway) (collectively, the “Road Area”); (iii) a certain portion of Seller’s storm water management system to the extent necessary to the Road Area (the “Road Area Storm Water Management System”); and (iv) certain traffic control devices and signalization at the intersection of Centerview Boulevard and Bermuda Avenue (the “Traffic Signalization System”). Both the Road Area, the Road Area Storm Water Management System and the Traffic Signalization System are located on Seller’s lands in the Osceola Corporate Center; and

D. Seller and Buyer desire to record this memorandum of the Agreement to notify third parties of the specific provisions therein.
NOW THEREFORE, in consideration of the Agreement, the consideration therefor and the covenants and conditions set forth therein, Buyer and Seller do hereby state as follows:

1. The foregoing recitals are hereby incorporated by reference as though fully set forth herein.

2. The Agreement provides that the Road Area, the Road Area Storm Water Management System and the Traffic Signalization System shall designed, planned and permitted by Seller and constructed by Buyer, all pursuant to terms and conditions set forth in the Agreement.

3. The Agreement provides that the costs of the construction work referred to in Paragraph 2 above shall be paid for by Seller.

4. The location of the Road Area, the Road Area Storm water Management System and the Traffic Signalization System are depicted in Exhibit “E” attached hereto and by this reference made a part hereof.

5. The temporary construction easements provided for in the Agreement are reserved solely to portions of Lots 8 and 9 of Osceola Corporate Center as set forth in the Agreement.

6. The sole purpose of this Memorandum is to give notice of the Agreement and all its terms, covenants and conditions to the same extent as if the Agreement was fully set forth herein. This Memorandum shall not modify in any manner the terms, conditions or intent of the Agreement and the parties agree that this Memorandum is not intended nor shall it be used to interpret the Agreement or determine the intent of the Parties under the Agreement.

[Signature Page To Follow]
IN WITNESS WHEREOF, the parties hereto have caused this Memorandum to be executed by the respective officers duly authorized so to do on the day and year first above written, for the purpose of providing an instrument for recording.

Witnesses as to Seller:

[Sign & Print Above]

PATRICE A. TAIT

[Sign & Print Above]

DUHELLOFFORD

[Sign & Print Above]

D. HELFORD

Seller:

Deerfield Land Corporation, a Delaware corporation

By: THOMAS M. ROECK

Print Name: THOMAS M. ROECK

As Its: Vice President

STATE OF FLORIDA )

) ss:

COUNTY OF ORANGE)

Before me, the undersigned authority, personally appeared THOMAS M. ROECK, who is personally known to me or who produced FLA. LICENSE as identification, and (s)he acknowledged before me that (s)he executed the foregoing instrument, and (s)he did take an oath, as Vice President of Deerfield Land Corporation, a Delaware corporation, on behalf of the corporation, this 24th day of April, 2002.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Print Name of Notary: PATRICE A. TAIT

My Commission Expires: 3/16/03

[Signatures continued on following page]
Witnesses as to Buyer:

Witt. Brian Marshall

A. Brett Queen

[Sign & Print Above]

Buyer:

Lowe's Home Centers, Inc., a North Carolina corporation

By: David E. Shellen

STATE OF N.C. ss:
COUNTY OF Wilkes

Before me, the undersigned authority, personally appeared David E. Shellen, who is personally known to me or who produced __________________ as identification, and he acknowledged before me that he executed the foregoing instrument, and he did take an oath, as Sr. D.P. and officer of Lowe's Home Centers, Inc. a North Carolina corporation, on behalf of the corporation, this 9th day of April, 2002.

[Notarial Seal]

Ann H. Miller

NOTARY PUBLIC, STATE OF N.C.
Print Name of Notary: Ann H. Miller
My Commission Expires:
EXHIBIT "B"
Memorandum of Agreement

OSCEOLA CORPORATE CENTER

Tracts A, B/Lot 1, C and D of Osceola Corporate Center, according to the plat thereof as recorded in Plat Book 6, Pages 147 through 149, Public Records of Osceola County, Florida.

LESS: (Official Records Book 1023, Page 1440) The North 60.00 feet of said Tract C, Osceola Corporate Center.

ALSO LESS: (Official Records Book 1420, Page 2174)

A 15.0 ft. wide parcel of land lying within Tract C, Osceola Corporate Center, according to the Official Plat thereof as recorded in Plat Book 6, Page 147 of the Public Records of Osceola County, Florida being more particularly described as follows:

Commencing at a 5" x 5" Concrete monument with Osceola County Brass cap at the Northeast Corner of Section 3, T 25 S, R 29 E, Osceola County, Florida, being also the Northeast Corner of Tract C, Osceola Corporate Center, according to the Official Plat thereof as recorded in Plat Book 6, Page 147 of the Public Records of Osceola County, Florida, run S 00° 00' 03" E, along the East line of said Section 3, and run S 00° 00' 03" E, along the East line of said Section 3, and the East line of aforesaid Tract C, 60.00 ft. to the Point of Beginning, continue thence S 00° 00' 03" E, along the East line of said Section 3, and the East line of aforesaid Tract C, 599.68 ft. to a found concrete monument with no identification thereon; run thence N 89° 55' 05" W, along the Westerly projection of the South line of Lot 8, R. C. Slighs Subdivision as recorded in Plat Book 1, Page 88 of the Public Records of Osceola County, Florida, 15.00 ft.; run thence N 00° 00' 03" W, parallel with the aforesaid East line of Tract C, 599.68 ft. to a Point being 60.00 ft. South of the North line of aforesaid Section 3; run thence S 89° 55' 44" E, parallel with and 60.00 ft. South of said North line, 15.00 ft. to the Point of Beginning.

ALSO LESS: (Official Records Book 1187, Page 1038)

PARCEL 41 - 100

A parcel of land lying in Section 4 and Section 3, Township 25 South, Range 29 East, being a portion of Tract A, OSCEOLA CORPORATE CENTER, as recorded in Plat Book 6, Page 147, 148 and 149 of the Public Records of Osceola County, Florida, and being more particularly described as follows:

Description Part 1 - Limited Access Right of Way

Commence at the Northwest corner of Section 4, Township 25 South, Range 29 East, thence S 00° 13' 11" W, along the West line of the Northwest 1/4 of Section 4, a distance of 2008.61 feet; thence N 86° 53' 06" E, 444.48 feet; thence N 84° 09' 02" E, 251.51 feet; thence N 86° 53' 06" E, 317.61 feet to the POINT OF BEGINNING; thence continue N 86° 53' 06" E, 279.61 feet; thence N 43° 39' 41" E, 58.30 feet to the West right of way line of Bermuda Avenue as recorded in Official Records Book 1111, Page 476 in the Public Records of Osceola County, Florida;
thence S 00° 26' 17" W, along said West right of way line, 264.35 feet; thence N 46° 20' 19" W, 54.79 feet; thence S 86° 53' 06" W, 163.39 feet; thence S 89° 38' 10" W, 104.92 feet; thence N 03° 06' 54" W, 178.96 feet to the POINT OF BEGINNING. Containing 1.36 acres, more or less.

ALSO:

Description Part 2 - Limited Access Right of Way

Commence at the Northwest corner of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, thence S 00° 13' 11" W, along the West line of the Northwest 1/4 of said Section 4, a distance of 2088.74 feet; thence N 86° 53' 06" E, 1349.56 feet to the Point of Curvature of a curve, tangent to the last described line, concave to the south having a radius of 4584.00 feet; thence along said curve in a Northeasterly direction, through a central angle of 04° 46' 53", for an Arc Distance of 382.54 feet, to the East right of way line of Bermuda Avenue as recorded in Official Records Book 1111, Page 476 in the Public Records of Osceola County, Florida and the POINT OF BEGINNING; thence N 00° 26' 17" E, along said East right of way line 132.02 feet; thence S 43° 50' 14" E, 57.28 feet to a point on a non-tangent curve concave to the South having a radius of 4676.00 feet, the center of the circle of said curve lying S 02° 07' 56" W from said point; thence along said curve in an Easterly direction, through a Central Angle of 02° 54' 59", for an Arc Distance of 238.02 feet to the intersection of a non-tangent line, the center of the circle of the last described curve lying S 05° 02' 56" W from said intersection; thence S 80° 50' 44" E, along said non-tangent line 30.04 feet; thence S 05° 24' 58" W, 181.95 feet to the intersection of a curve concave Southwesterly having a Radius of 4490.00 feet, the last described line being radial to said curve; thence along said curve in a Northwesterly direction, through a Central Angle of 03° 12' 52" for an Arc Distance of 252.00 feet to the intersection of a non-tangent line, the center of circle of the last described curve lying S 02° 12' 06" W from said intersection; thence S 46° 11' 32" W, 55.82 feet to the aforesaid East right of way line of Bermuda Avenue; thence N 00° 26' 17" E, along said East right of way line, 132.02 feet to the POINT OF BEGINNING. Containing 1.30 acres, more or less.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property.

Description Part 1 - Right of Way

Commence at the Northwest corner of Section 4, Township 25 South, Range 29 East, thence S 00° 13' 11" W, along the West line of the Northwest 1/4 of said Section 4, a distance of 2008.61 feet to the POINT OF BEGINNING; thence N 86° 53' 06" E, 444.48 feet; thence N 84° 09' 02" E 251.51 feet; thence N 86° 53' 06" E, 317.61 feet; thence S 03° 06' 54" E, 178.96 feet; thence S 89° 38' 10" W, 145.10 feet; thence S 86° 53' 06" W, 877.70 feet to the aforesaid West line of the Northwest 1/4 of Section 4; thence N 00° 13' 11" E, along said West line, 160.26 feet to the POINT OF BEGINNING. Containing 3.87 acres, more or less.
PARCEL 71 - 100A:

All that portion of Tract "B", Osceola Corporate Center, as recorded in Plat Book 6, Pages 147 through 149, of the Public Records of Osceola County, Florida, lying in Section 3, Township 25 South, Range 29 East, being more particularly described as follows:

Commence at the Northwest corner of Tract "B", Osceola Corporate Center, as recorded in Plat Book 6, Pages 147 through 149, of the Public Records of Osceola County, Florida, said corner lying on the Easterly right of way line of U.S. Highway 441, as shown on Department of Transportation right of way map, Section 9201-1144C; thence run Southerly along said Easterly right of way line the following courses and distances, S 06° 51' 15" E, for a distance of 124.71 feet to a point of curvature of a curve concave Westerly and having a radius of 11,509.20 feet; thence run Southerly along the arc of said curve through a central angle of 06° 57' 00" for an arc distance of 1,396.07 feet to a point of tangency; thence run S 00° 05' 45" W, for a distance of 2,256.39 feet; thence leaving said Easterly right of way line run S 55° 48' 29" E, for a distance of 54.66 feet to the POINT OF BEGINNING; thence run S 89° 55' 17" E, for a distance of 1,381.30 feet to a point of curvature of a curve concave Northerly and having a radius of 1,347.49 feet; thence run Easterly along the arc of said curve through a central angle of 45° 00' 00" for an arc distance of 1,058.25 feet; thence run N 45° 04' 42" E, for a distance of 484.80 feet to the point of curvature of a curve concave Southeasterly and having a radius of 1,517.40 feet; thence run Northeasterly along the arc of said curve through a central angle of 19° 19' 45" for an arc distance of 511.90 feet; thence run N 03° 50' 07" E, for a distance of 95.38 feet to a point on the Westerly right of way line of County Road 527, said point being on the arc of a non tangent curve concave Easterly and having a radius of 1,556.40 feet; thence from a tangent bearing of S 21° 38' 02" E, run Southerly along said Westerly right of way line and along the arc of said curve through a central angle of 00° 40' 30" for an arc distance of 18.33 feet; thence run S 22° 18' 28" E, for a distance of 25.87 feet; thence run S 21° 20' 57" W, for a distance of 71.73 feet to a point on the Northerly right of way line of said Osceola Parkway, said point being on the arc of a non tangent curve concave Southeasterly and having a radius of 1,507.40 feet; thence from a tangent bearing of S 64° 30' 12" W, run Westerly along said Northerly right of way line and along the arc of said curve through a central angle of 19° 01' 04" for an arc distance of 500.34 feet to a point of tangency; thence run S 45° 04' 43" W, for a distance of 168.00 feet; thence run N 44° 55' 17" W, for a distance of 5.00 feet; thence run S 45° 04' 43" W, for a distance of 316.80 feet to a point of curvature of a curve concave Northerly and having a radius of 1,352.40 feet; thence run Westerly along said arc through a central angle of 41° 29' 25" for an arc distance of 979.33 feet; thence run S 03° 25' 52" E, for a distance of 15.00 feet to a point on the arc of a non tangent curve concave Northerly and having a radius of 1,367.40 feet; thence from a tangent bearing of S 86° 34' 08" W, run Westerly along the arc of said curve through a central angle of 03° 30' 35" for an arc distance of 83.76 feet to a point of tangency; thence run N 89° 55' 17" W, for a distance of 1,351.78 feet; thence run N 55° 48' 29" W, for a distance of 35.66 feet to the POINT OF BEGINNING.
ALSO:

Description Part 2 - Right of Way

Commence at the Northwest corner of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, thence S 00° 13' 11" W, along the West line of the Northwest 1/4 of said Section 4, a distance of 2088.74 feet; thence N 86° 53' 06" E, 1349.56 feet; to the point of Curvature of a curve, tangent to the last described line, concave to the South having a Radius of 4584.00 feet; thence along said curve in a Northeasterly direction, through a central angle of 04° 46' 53", for an Arc Distance of 382.54 feet; to the East right of way line of Bermuda Avenue as recorded in Official Records Book 1111, Page 476 in the Public Records of Osceola County, Florida; thence N 00° 26' 17" E, along said East right of way line 132.02 feet; thence S 43° 50' 14" E, 57.28 feet to a point on a non-tangent curve concave to the South and having a radius of 4676.00 feet, the center of the circle of said curve lying S 02° 07' 56" W from said point; thence along said curve in an Easterly direction, through a central angle of 02° 54' 59", for an Arc Distance of 238.02 feet to the intersection of a non-tangent line, the center of the circle of the last described curve lying S 05° 02' 56" W from said intersection; thence S 80° 50' 44" E, along said non-tangent line 30.04 feet to the POINT OF BEGINNING; thence continue S 80° 50' 44" E, 304.74 feet to the Point of Curvature of a curve, tangent to the last described line, concave to the South having a radius of 4664.00 feet; thence along said curve in a Southeasterly direction, through a Central Angle of 27° 39' 22" for an Arc Distance of 2251.27 feet to the point of Tangency of said curve; thence S 53° 11' 22" E, 981.36 feet to the Point of Curvature of a curve, tangent to the last described line, concave Northeasternly having a Radius of 1920.00 feet; thence along said curve in a Southeasterly direction, through a Central Angle of 36° 42' 04", for an Arc Distance of 1229.87 feet, to the Point of Tangency of said Curve; thence S 89° 53' 26" E, 181.73 feet; thence N 45° 06' 04" E, 70.70 feet to a point 100.00 feet West of the centerline of U.S. Highway 441; thence N 00° 05' 33" E, parallel to and 100.00 West of said centerline, 385.00 feet; thence N 13° 29' 06" E, 215.87 feet to the West right of way line of said U.S. Highway 441, said West right of way line being 50.00 feet West of said centerline; thence S 00° 05' 33" W, along said West right of way line, 1108.56 feet to the Westerly right of way line of Last Avenue; thence S 12° 27' 48" W, along said Westerly right of way line of Last Avenue, 59.71 feet to the North line of that certain parcel of land as described in Official Records Book 224, Page 737, of the Public Records of Osceola County, Florida; thence N 89° 49' 07" W, along said North line, 37.21 feet to a point 100.00 feet West of the aforesaid centerline of U. S. Highway 441; thence N 00° 05' 33" E, parallel to and 100.00 feet West of said centerline, 311.84 feet; thence N 44° 53' 56" W, 70.72 feet; thence N 89° 53' 26" W, 181.77 feet to the Point of Curvature of a curve, tangent to the last described line, concave Northeasternly having a Radius of 2080.00 feet; thence along said curve in a Northwesterly direction, through a Central Angle of 36° 42' 04", for an Arc Distance of 1332.35 feet to the Point of Tangency of said curve; thence N 53° 11' 22" W, 981.36 feet to the Point of Curvature of a curve, tangent to the last described line, concave Southwesterly, having a Radius of 4504.00 feet; thence along said curve, in a Northwesterly direction, through a Central Angle of 22° 50' 33", for an Arc distance of 1795.64 feet, to the intersection of a non-tangent line, the center of the circle of said curve lying S 13° 58' 05" W from said intersection; thence N 80° 12' 55" W, along said non-tangent line, 328.56 feet to the Point of Curvature of a curve, tangent to the last described line, concave to the South, having a
Radius of 4492.00 feet; thence along said curve in a Westerly direction, through a Central Angle of 04° 22' 07", for an Arc Distance of 342.50 feet; thence N 05° 24' 58" E, radial to the last described curve, 181.95 feet to the POINT OF BEGINNING.

PARCEL 71-100B:

All that portion of Tract "C", Osceola Corporate Center, according to the plat thereof as recorded in Plat Book 6, Pages 147 through 149 of the Public Records of Osceola County, Florida, and lying in Section 3, Township 25 South, Range 29 East, being more particularly described as follows:

Begin at the Southeast corner of the Northeast 1/4 of Section 3, Township 25 South, Range 29 East; thence run N 89° 37' 45" W, 70.34 feet; thence run N 00° 22' 15" E, 10.00 feet; thence run N 89° 37' 45" W, 81.08 feet to a Point of Curvature of a curve concave Southerly and having a radius of 1,507.40 feet; thence run Westerly along the arc of said curve through a central angle of 19° 03' 07" for an arc distance of 501.24 feet; thence run N 65° 58' 40" W, 14.69 feet to a point on the arc of a non-tangent curve concave Southerly and having a radius of 1,517.40 feet; thence from a tangent bearing of N 70° 54' 41" E, run Easterly along the arc of said curve through a central angle of 19° 27' 34" for an arc distance of 515.36 feet to a point of Tangency; thence run S 89° 37' 45" E, 273.30 feet; thence run S 12° 21' 27" W, 5.10 feet; thence run N 89° 37' 45" W, 120.91 feet; thence run S 00° 02' 40" W, 15.00 feet to the POINT OF BEGINNING.

ALSO LESS: (Official Records Book 1197, Page 952)

A strip of land 55.00 feet in width for Public Road, Utility and Drainage purposes. Described as follows:

Begin at the Southwest corner of Section 4, Township 25 South, Range 29 East; thence S 89° 59' 12" E, (Bearing based per plat of "Osceola Corporate Center" as recorded in Plat Book 6, Page 148 of the Public Records of Osceola County, Florida) along the South line of said Section 4, a distance of 55.00 feet; thence departing said South line on a bearing of N 00° 02' 15" W, parallel with the West line of said Section 4, a distance of 1319.83 feet to the North line of the SW 1/4 of the SW 1/4 of said Section 4; thence N 89° 53' 35" W along said North line a distance of 55.00 feet to the Northwest corner of the SW 1/4 of the SW 1/4 of said Section 4; thence S 00° 02' 15" E along the West line of said SW 1/4 of the SW 1/4 a distance of 1319.92 feet to the POINT OF BEGINNING.

ALSO:

The West half of the SW 1/4 of the SW 1/4 of Section 4, Township 25 South, Range 29 East, less the West 55.00 feet. More particularly described as follows:

Commence at the Southwest corner of Section 4, Township 25 South, Range 29 East; thence S 89° 59' 12" E (Bearing based per plat of "Osceola Corporate Center" as recorded in Plat Book 6, Page 148 of the Public Records of Osceola County, Florida) along the South line of said Section 4, a distance of 55.00 feet to the POINT OF BEGINNING; thence continue S 89° 59' 12" E
along said South line a distance of 603.04 feet to the Southeast corner of the West half of the SW
1/4 of the SW 1/4 of said Section 4; thence departing said South line on a bearing of N 00° 10'
45" W along the East line of said half of the SW 1/4 of the SW 1/4 a distance of 1318.86 feet to
the Northeast corner of the West half of the SW 1/4 of the SW 1/4; thence N 89° 53' 35" W
along the North line of the SW 1/4 of the SW 1/4 a distance of 599.79 feet to a point that is 55.00
feet East of the NW corner of the SW 1/4 of the SW 1/4; thence S 00° 02' 15" E parallel with the
West line of said SW 1/4 of the SW 1/4 a distance of 1319.83 feet to the POINT OF
BEGINNING.

ALSO:

Begin at the Southwest corner of the Northwest one-quarter of the Southwest one-quarter of
Section 4, Township 25 South, Range 29 East, thence S 89° 53' 35" E along the South line of
said Northwest one-quarter of the Southwest one-quarter a distance of 55.00 feet; thence
departing said South line on a bearing of N 00° 02' 15" W parallel to the West line of said
Northwest one-quarter of the Southwest one-quarter a distance of 10.15 feet; thence S 89° 53'
35" E a distance of 395.69 feet; thence S 41° 42' 25" E a distance of 13.62 feet to the South line
of said Northwest one-quarter of the Southwest one-quarter; thence S 89° 53' 35" E along said
South line a distance of 103.01 feet; thence departing said South line on a bearing of N 47° 33'
18" E a distance of 15.01 feet; thence S 89° 53' 35" E a distance of 399.53 feet; thence S 35° 14'
17" E a distance 12.44 feet to the South line of said Northwest one-quarter of the Southwest one-
quarter; thence S 89° 53' 35" E, along said South line a distance of 56.62 feet; thence departing
said South line on a bearing of N 35° 25' 30" E a distance of 12.44 feet; thence S 89° 53' 35" E a
distance of 115.86 feet; thence S 30° 22' 55" E a distance of 11.78 feet to the South line of said
Northwest one-quarter of the Southwest one-quarter; thence S 89° 53' 35" E, along said South
line, a distance of 46.14 feet; thence departing said South line on a bearing of N 24° 08' 06" E a
distance of 23.00 feet; thence S 78° 25' 05" E a distance of 51.02 feet to the South line of said
Northwest one-quarter of the Southwest one-quarter; thence S 89° 53' 35" E along said South line a distance of 19.76 feet to the Southeast
corner of the Northwest one-quarter of the Southwest one-quarter of said Section 4; thence S 89°
49' 52" E along the South line of the Northeast one-quarter of the Southwest one-quarter of said
Section 4, a distance of 125.36 feet to a point on the Westerly right of way line of Bermuda
Avenue, said point being on a curve concave Northeasterly having a radius of 1900.00 feet;
thence departing said South line Northwesterly along said curve and Westerly right of way line a
distance of 110.89 feet through a central angle of 03° 20' 38" (Chord bearing N 05° 46' 41" W;
chord distance of 110.87 feet); thence departing said Westerly right of way line a bearing of N
89° 53' 35" W a distance of 1351.25 feet; thence N 44° 53' 35" W a distance of 25.00 feet; thence
N 89° 57' 45" W a distance of 55.00 feet to the West line of the Northwest one-quarter of the
Southwest one-quarter of said Section 4; thence S 00° 02' 15" E along said West line, a distance
of 127.69 feet to the POINT OF BEGINNING. Land situated in Osceola County, Florida.
ALSO LESS: (Official Records Book 2019, Page 1679)

PARCEL 106A

A strip of land consisting of right of way. Described as follows:

Commence at the Southwest corner of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Southerly line of said Section 3 run South 89°54′05″ East 419.832 meters (1377.40 feet) to the center line of survey for State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532; thence along said center line North 00°06′15″ East 558.890 meters (1833.62 feet); thence North 89°53′45″ West 30.466 meters (99.95 feet) to the existing Westerly right of way line for State Road 500/600 for the POINT OF BEGINNING; thence continue North 89°53′45″ West 2.080 meters (6.82 feet); thence South 00°06′15″ West 100.988 meters (331.32 feet) to the existing Northerly right of way line of Osceola Parkway; thence North 45°02′56″ East along said Northerly right of way line a distance of 2.919 meters (9.58 feet) to aforesaid Westerly right of way line for State Road 500/600; thence along said Westerly right of way line North 00°06′52″ East 98.922 meters (324.55 feet) to the Point of Beginning.

PARCEL 106B

A strip of land consisting of right of way. Described as follows:

Commence at the Southwest corner of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Southerly line of said Section 3 run South 89°54′05″ East 419.832 meters (1377.40 feet) to the center line of survey for State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532; thence along said center line North 00°06′15″ East 558.890 meters (1833.62 feet); thence North 89°53′45″ West 30.466 meters (99.95 feet) to the existing Westerly right of way line for State Road 500/600; thence along said Westerly right of way line North 00°06′52″ East 18.426 meters (60.45 feet); thence continue along said Westerly right of way line North 13°34′48″ East 5.434 meters (17.83 feet) for the POINT OF BEGINNING; thence continue along said Westerly right of way line the following 4 courses, North 13°34′48″ East 59.887 meters (196.48 feet); thence North 00°06′15″ East 502.273 meters (1647.87 feet) to the beginning of a curve concave Westerly, having a radius of 3477.528 meters (11409.19 feet) and a chord bearing of North 03°22′30″ West; thence Northerly along the arc of said curve through a central angle of 06°57′30″, a distance of 422.331 meters (1385.60 feet) to the end of said curve; thence North 06°51′15″ West 41.466 meters (136.04 feet) to the North Line of said Section 3; thence North 89°50′41″ West along said North line of Section 3, a distance of 10.862 meters (35.64 feet); thence departing said North line run South 06°51′15″ East 42.791 meters (140.39 feet) to the beginning of a curve concave Westerly, having a radius of 3466.747 meters (11373.82 feet) and a chord bearing of South 03°22′30″ East; thence Southerly along the arc of said curve through a central angle of 06°57′30″, a distance of 421.022 meters (1381.30 feet) to the end of said curve; thence South 00°06′15″ West 431.277 meters (1414.95 feet); thence North 89°53′45″ West 3.175 meters (10.42 feet); thence South 00°06′15″ West 129.234 meters (424.00 feet) to the Point of Beginning.
PARCEL 106C

A strip of land consisting of right of way. Described as follows:

Commence at the Southwest corner of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Southerly line of said Section 3 run South 89°54'05" East 419.832 meters (1377.40 feet) to the center line of survey for State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532; thence along said center line North 00°06'15" East 446.260 meters (1464.10 feet) to a point on the Westerly projection of the existing Northerly right of way line of Osceola Parkway; thence along said Westerly projection run South 89°55'50" East 29.015 meters (95.19 feet) to a point on the existing Northerly right of way line of said Osceola Parkway and the POINT OF BEGINNING; thence along said existing Northerly right of way line continue South 89°55'50" East 0.156 meter (0.51 foot); thence North 00°06'15" East 257.945 meters (846.27 feet) to the South line of Lot 1, Osceola Corporate Center, per Plat Book 6, Pages 147-149, public records of Osceola County, Florida; thence South 89°28'33" West along said South line 13.932 meters (45.71 feet) to the existing Easterly right of way line for said State Road 500/600; thence South 00°06'15" West along said Easterly right of way line 248.444 meters (815.10 feet) to a point on the existing Northerly right of way line of said Osceola Parkway; thence continue along said existing Northerly right of way line South 55°44'04" East 16.647 meters (54.62 feet) to the Point of Beginning.

PARCEL 106D

A strip of land consisting of right of way. Described as follows:

Commence at the Northeast corner of the Northwest 1/4 of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Northerly line of the Northwest 1/4 of said Section 3 run North 89°50'41" West 391.262 meters (1283.67 feet) to the existing Easterly right of way line of State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532 for the POINT OF BEGINNING; thence along said right of way line South 06°51'15" East 6.099 meters (20.01 feet) to the South line of Tract “B”, Osceola Corporate Center, as recorded in Plat Book 6, page 147-149, public records of Osceola County, Florida; thence along said South line South 89°50’41” East 10.424 meters (34.20 feet); thence North 06°51'15” West 6.099 meters (20.01 feet) to said Northerly line of said Northwest 1/4; thence along said Northerly line North 89°50'41” West 10.424 meters (34.20 feet) to the Point of Beginning.

PARCEL 106E

A strip of land consisting of right of way. Described as follows:

Commence at the Southwest corner of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Southerly line of said Section 3 run South 89°54'05" East 419.832 meters (1377.40 feet) to the center line of survey for State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532; thence along said center line North 00°06'15” East 160.002 meters (524.94 feet) to a point on the Easterly
projection of the existing Northerly right of way line of Congden Street, a 50 foot right of way according to the plat of Trail Subdivision, as recorded in Plat Book 1, Page 399, Public Records of Osceola County, Florida; thence departing said centerline, run North 89°54′05″ West along said Easterly projection and said existing Northerly right of way line 173.008 meters (567.61 feet) to the West line of those lands described in Official Records Book 224, Page 737, Public Records of Osceola County for the POINT OF BEGINNING; thence continue along said Northerly existing right of way line of Congden Street North 89°54′05″ West 45.102 meters (147.97 feet); thence North 00°18′02″ East 103.544 meters (339.71 feet); thence South 89°41′58″ East 45.115 meters (134.89 feet) to a point on said West line of said lands described in Official Records Book 224, Page 737, Public Records of Osceola County, thence South 00°18′30″ West along said West line, a distance of 103.384 meters (339.18 feet) to the Point of Beginning.

ALSO LESS: (Official Records Book 2020, Page 1305)

PARCEL 107

A strip of land consisting of right of way. Described as follows:

Commence at the Northeast corner of the Northwest 1/4 of Section 3, Township 25 South, Range 29 East, Osceola County, Florida, thence along the Northerly line of the Northwest 1/4 of said Section 3 run North 89°50′41″ West 391.262 meters (1283.67 feet) to the existing Easterly right of way line of State Road 500/600 as shown on Florida Department of Transportation Right of Way Map, Section 92010-2532; thence along said right of way line South 06°51′15″ East 6.099 meters (20.01 feet) to the South line of Tract “B”, Osceola Corporate Center, as recorded in Plat Book 6, page 147-149, public records of Osceola County, Florida, for the POINT OF BEGINNING; thence continue along said right of way line South 06°51′15″ East 31.619 meters (103.74 feet) to the beginning of a curve concave Westerly, having a radius of 3508.008 meters (11509.19 feet) and a chord bearing of South 03°22′30″ East; thence Southerly along the arc of said curve through a central angle of 06°57′30″, a distance of 426.033 meters (1397.74 feet) to the end of said curve; thence South 00°06′15″ West 439.042 meters (1440.42 feet) to the South line of Lot 1, said Osceola Corporate Center; thence departing said existing Easterly right of way line run North 89°28′33″ East along the south line of said Lot 1 a distance of 13.932 meters (45.71 feet); thence North 00°06′15″ East 226.839 meters (744.22 feet); thence North 89°53′45″ West 4.247 meters (13.93 feet); thence North 00°06′15″ East 212.050 meters (695.70 feet) to the beginning of a curve concave Westerly, having a radius of 3517.692 meters (11540.96 feet) and a chord bearing of North 01°08′03″ West; thence Northerly along the arc of said curve through a central angle of 02°28′35″, a distance of 152.046 meters (498.84 feet) to the end of said curve; thence North 87°37′40″ East 4.753 meters (15.59 feet) to the beginning of a curve concave Westerly, having a radius of 3522.445 meters (11556.55 feet) and a chord bearing of North 03°40′31″ West; thence Northerly along the arc of said curve through the central angle of 02°36′21″, a distance of 160.194 meters (525.57 feet) to the end of said curve; thence South 85°01′19″ West 4.091 meters (13.42 feet) to the beginning of a curve concave Westerly, having a radius of 3518.354 meters (11543.13 feet) and a chord bearing of North 05°54′58″ West; thence Northerly along the arc of said curve through a central angle of 01°52′34″, a distance of 115.207 meters (377.97 feet) to the end of said curve; thence North 06°51′15″ West 30.347 meters (99.56
feet) to said South line of Tract “B”; thence along said South line North 89° 50' 41" West 10.424 meters (34.20 feet) to the Point of Beginning.

ALSO LESS: (Official Records Book 1111, Page 476)

PARCEL 115

Commence at the Northwest corner of Section 4, Township 25 South, range 29 East, Osceola County, Florida, thence S 89° 45' 33" E, 1481.29 feet along the North line of the Northwest 1/4 of said Section 4 to the POINT OF BEGINNING; thence South 00° 26' 17" W, 1923.64 feet to a point on a curve concave southerly having a radius of 4664.00 feet; thence along said curve in a Westerly direction through a central angle of 01° 36' 54" for an arc distance of 131.47 feet (chord bearing of S 87° 41' 33" W, Chord distance of 131.46 feet) to the Point of Tangency; thence South 86° 53' 06" W, 12.71 feet; thence S 00° 26' 17" W, 160.30 feet; thence North 86° 53' 06" E, 22.65 feet to the Point of Curvature of a curve concave Southerly having a radius of 4504.00 feet; thence along said curve through a central angle of 01° 32' 46" for an arc distance of 121.54 feet (Chord Bearing of N 87° 39' 29" E, Chord Distance of 121.54 feet); thence South 00° 26' 17" W, 1610.23 feet to the Point of Curvature of a curve concave Easterly having a radius of 1856.00 feet; thence along said curve through a central angle of 08° 01' 26" for an arc distance of 259.92 feet (Chord Bearing of S 03° 34' 26" E, chord distance of 259.71 feet) to the South line of the North half of the Southwest 1/4 of aforesaid Section 4; thence S 89° 51' 02" E, 113.10 feet along said South line to a point on a curve concave Easterly having a radius of 1744.00 feet; thence along said curve in a Northerly direction through a central angle of 08° 31' 27" for an arc distance of 259.46 feet (Chord Bearing of N 03° 49' 26" W, Chord Distance of 259.22 feet) to the Point of Tangency; thence N 00° 26' 17" E, 1612.76 feet to a point on a curve concave Southerly having a radius of 4504.00 feet; thence along said curve through a central angle of 01° 49' 55" for an arc distance of 144.01 feet (Chord Bearing of S 89° 13' 40" E, Chord Distance of 144.00 feet); thence N 00° 26' 17" E, 160.04 feet to a point on a curve concave Southerly having a radius of 4664.00 feet; thence along said curve through a central angle of 01° 46' 09" for an arc distance of 144.01 feet (Chord Bearing of N 89° 14' 21" W, Chord Distance of 144.00 feet); thence N 00° 26' 17" E, 1921.59 feet to the aforesaid North line of Section 4; thence N 89° 45' 33" W, 112.00 feet to the POINT OF BEGINNING.

PARCEL 115-A

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 25 South, Range 29 East, Osceola County, Florida; thence N 89° 51' 02" W, 982.10 feet along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 4 to the POINT OF BEGINNING, said point being on a curve concave Easterly having a radius of 17.00 feet; thence along said curve in a Northerly direction through a central angle of 04° 09' 14" for an arc distance of 123.25 feet (Chord Bearing of N 06° 13' 26" W, Chord Distance of 123.22 feet); thence S 85° 51' 11" W, 44.00 feet to a point on a curve concave Easterly having a radius of 1744.00 feet; thence along said curve in a Southerly direction through a central angle of 03° 56' 22" for an arc distance of 119.91 feet (Chord Bearing of S 06° 06' 59" E, Chord Distance of 119.88 feet) to the aforesaid North line of the Southeast 1/4 of the Southwest 1/4 of Section 4; thence S 89° 51' 02" E, along said North line, 44.47 feet to the POINT OF BEGINNING.
PARCEL 115-B

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, thence N 89° 51' 02" W, 982.10 feet along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 4, to a point on a curve concave Easterly having a radius of 1700.00 feet; thence along said curve in a Northerly direction through a central angle of 04° 09' 14" for an arc distance of 123.25 feet (Chord Bearing of N 06° 13' 26" W, Chord Distance of 123.22 feet) to the POINT OF BEGINNING; thence continue along said curve in a Northerly direction through a central angle of 04° 35' 05" for an arc distance of 136.03 feet (Chord Bearing of N 01° 51' 16" W, Chord Distance of 136.00 feet) to the point of Tangency of said curve; thence N 00° 26' 17" E, 70.97 feet; thence N 07° 33' 47" E, 806.23 feet; thence North 00° 26' 17" E, 740.95 feet to a point on a curve concave Southerly having a radius of 4504.00 feet; thence along said curve in a Westerly direction through a central angle of 01° 49' 55" for an arc distance of 144.01 (Chord Bearing of N 89° 13' 40" W, Chord Distance of 144.00 feet); thence S 00° 26' 17" W, 1612.76 feet to the Point of Curvature of a curve concave Easterly having a radius of 1744.00 feet; thence along said curve in a Southerly direction through a central angle of 04° 35' 05" for an arc distance of 139.55 feet (Chord Bearing of S 01° 51' 16" E, Chord Distance of 139.52 feet); thence N 85° 51' 11" E, 44.00 feet to the POINT OF BEGINNING.

Together with all right of ingress, egress, light, air and view between the grantor’s remaining property and any facility constructed on the above described property.

PARCEL 115-C

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, thence N 89° 51' 02" W, 1139.67 feet along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 4, to the POINT OF BEGINNING, said point being on a curve concave Easterly having a radius of 1856.00 feet; thence along said curve in a Northerly direction through a central angle of 03° 26' 21" for an arc distance of 111.42 feet (Chord Bearing of N 05° 51' 59" W, Chord Distance of 111.39 feet); thence S 85° 51' 11" W, 44.00 feet to a point on a curve concave Easterly having a radius of 1900.00 feet; thence along said curve in a Southerly direction through a central angle of 03° 15' 32" for an arc distance of 108.07 (Chord Bearing of S 05° 46' 35" E, Chord Distance of 108.06 feet) to the aforesaid North line of the Southeast 1/4 of the Southwest 1/4 of Section 4; thence S 89° 51' 02" E, 44.39 feet to the POINT OF BEGINNING.

PARCEL 115-D

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, thence N 89° 51' 02" W, 1139.67 feet along the North line of the Southeast 1/4 of the Southwest 1/4 of said Section 4, to a point on a curve concave Easterly having a radius of 1856.00 feet; thence along said curve in a Northerly direction through a central angle of 03° 26' 21" for an arc distance of 111.42 feet (Chord Bearing of N 05° 51' 59" W, Chord Distance of 111.39 feet) to the POINT OF BEGINNING; thence continue along said curve in a Northerly direction through a central angle of 04° 35' 05" for an
arc distance of 148.52 feet (Chord Bearing of N 01° 51' 16" W, Chord Distance of 148.48 feet) to the point of Tangency of said curve; thence N 00° 26' 17" E, 1610.23 feet to a point on a curve concave Southerly having a radius of 4504.00 feet; thence along said curve in a Westerly direction through a central angle of 01° 32' 46" for an arc distance of 121.54 (chord Bearing of S 87° 39' 29" W, Chord Distance of 121.54 feet) to the point of Tangency of said curve; thence S 86° 53' 06" W, 22.65 feet; thence S 00° 26' 17" W, 731.96 feet; thence S 06° 41' 13" E, 806.23 feet; thence S 00° 26' 17" W, 70.97 feet to the point of Tangency of a curve concave Easterly having a radius of 1900.00 feet; thence along said curve in a Southerly direction through a central angle of 04° 35' 05" for an arc distance of 152.04 feet (Chord Bearing of S 01° 51' 16" E, Chord Distance of 152.00 feet); thence N 85° 51' 11" E, 44.00 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view between the grantor’s remaining property and any facility constructed on the above described property.

PARCEL 115-E

Commence at the Northwest corner of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, thence S 89° 45' 33" E, 1593.29 feet along the North line of the Northwest 1/4 of said Section 4; thence S 00° 26' 17" W, 388.39 feet to the POINT OF BEGINNING; thence continue S 00° 26' 17" W, 1533.20 feet to a point on a curve concave Southerly having a radius of 4664.00 feet; thence along said curve in an Easterly direction through a central angle of 01° 46' 09" for an arc distance of 144.01 feet (Chord Bearing of S 89° 14' 21" E, Chord Distance of 144.00 feet); thence N 00° 26' 17" E, 699.01 feet; thence N 05° 50' 21" W, 804.83 feet; thence N 00° 26' 17" E, 35.00 feet; thence N 89° 33' 43" W, 56.00 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view between the grantor’s remaining property and any facility constructed on the above described property.

PARCEL 115-F

Commence at the Northwest corner of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, thence S 89° 45' 33" E, 1481.29 feet along the North line of the Northwest 1/4 of said Section 4; thence S 00° 26' 17" W, 388.00 feet to the POINT OF BEGINNING; thence continue S 00° 26' 17" W, 1535.64 feet to a point on a curve concave Southerly having a radius of 4664.00 feet; thence along said curve in a Westerly direction through a central angle of 01° 36' 54" for an arc distance of 131.47 feet (Chord Bearing of S 87° 41' 33" W, Chord Distance of 131.46 feet) to the point of Tangency of said curve; thence S 86° 53' 06" W, 12.71 feet; thence N 00° 26' 17" E, 707.73 feet; thence S 89° 33' 43" E, 56.00 feet to the POINT OF BEGINNING.

Together with all rights of ingress, egress, light, air and view between the grantor’s remaining property and any facility constructed on the above described property.
PARCEL 115-G

Commence at the Northwest corner of Section 4, Township 25 South, range 29 East, Osceola County, Florida, thence S 89° 45' 33" E, 1593.29 feet along the North line of the Northwest 1/4 of said Section 4 to the POINT OF BEGINNING; thence S 00° 26' 17" W, 388.39 feet; thence continue S 89° 33' 43" E, 56.00 feet; thence N 00° 26' 17" E, 388.58 feet to the aforesaid North line of the Northwest 1/4 of Section 4; thence N 89° 45' 33" W, 56.00 feet along said North line to the POINT OF BEGINNING.

PARCEL 115-H

Commence at the Northwest corner of Section 4, Township 25 South, Range 29 East, Osceola County, Florida, thence S 89° 45' 33" E, 1425.29 feet along the North line of the Northwest 1/4 of said Section 4 to the POINT OF BEGINNING; thence S 00° 26' 17" W, 387.81 feet; thence continue S 89° 33' 43" E, 56.00 feet; thence N 00° 26' 17" E, 388.00 feet to the aforesaid North line of the Northwest 1/4 of Section 4; thence N 89° 45' 33" W, 56.00 feet along said North line to the POINT OF BEGINNING.

PARCEL 115-I

Begin at the Southwest corner of the Southeast 1/4 of Section 4, Township 25 South, Range 29 East, Osceola County, Florida; thence N 00° 33' 35" W, 453.33 feet along the West line of said Southeast 1/4 of Section 4; thence S 86° 28' 28" E, 53.82 feet; thence S 86° 04' 50" E, 70.98 feet; thence S 66° 07' 19" E, 118.29 feet; thence S 44° 04' 29" E, 87.19 feet; thence S 47° 55' 19" E, 71.58 feet; thence S 49° 51' 39" E, 73.46 feet; thence S 75° 00' 01" E, 56.80 feet; thence S 59° 56' 51" E, 102.65 feet; thence S 61° 44' 50" E, 88.42 feet; thence S 39° 34' 04" E, 173.70 feet to the South line of aforesaid Southeast 1/4 of Section 4; thence 89° 47' 55" W, 730.46 feet along said South line to the POINT OF BEGINNING.
EXHIBIT "C"

LEGAL DESCRIPTION

Lot 1, OSCEOLA CORPORATE CENTER-REPLAT ONE, according to the Plat thereto as recorded in Plat Book 13, Page 188, of the Public Records of Osceola County, Florida.