SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this 14th day of August, 2008 by DEERFIELD LAND CORPORATION, a Delaware corporation, TUPPERWARE SERVICES, INC., a Delaware corporation, TUPPERWARE U.S., INC., a Delaware corporation, and DART INDUSTRIES, INC., a Delaware corporation (hereinafter individually referred to as a “Grantor” and collectively referred to as “Grantors”), all of the Grantors having an address at 14901 South Orange Blossom Trail, Orlando, Florida 32837, to THE SCHOOL BOARD OF OSCEOLA COUNTY, FLORIDA, whose address is 317 Bill Bink Boulevard, Kissimmee, Florida 34744-4495 (hereinafter referred to as “Grantee”).

[Wherever used herein, the terms “grantor” and “grantee” shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.]

WITNESSETH:

THE GRANTORS, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all of that certain land situated in Osceola County, Florida (the “Property”), as more particularly described as follows:

See Exhibit “A” attached hereto and incorporated herein by this reference.

(Portion of Tax Parcel Identification Nos. #R032529-4575000100B0 and #R032529-457500010010)

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT, HOWEVER, to the following restrictions:

(i) The Property conveyed herein shall not be used for purposes other than that designated as the Intended Use, unless written consent for other uses shall first be obtained from Grantor or Grantor’s successors or assigns. This restriction shall run with title to the Property. For
purposes hereof “Intended Use” shall mean those uses permitted by the Declaration of Covenants, Conditions and Restrictions for High School DDD recorded in Official Records Book 2073, Pages 2043 through 2058, inclusive, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for High School DDD recorded in Official Records Book 2165, Pages 1758 through 1762, inclusive, as amendment by that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for High School DDD to be recorded, all in the Public Records of Osceola County, Florida, as such declaration may be amended or supplemented from time to time. There shall be no retail use permitted other than food service and miscellaneous sales incidental to the Intended Use. In addition, there shall be no office use except for such administrative offices incidental to the Intended Use of the Property.

(ii) Any reference in any form to a commercial organization in the name of the Property or any part thereof is strictly prohibited, unless written consent to other names shall first be obtained from Grantor or Grantor’s successors or assigns.

AND, each Grantor hereby covenants with the Grantee (as to that portion of the Property owned by said Grantor) that as of the date of this deed the Property is free from all encumbrances made, suffered or incurred by Grantor, except for those exceptions to title described on Exhibit “B” attached hereto and incorporated herein by this reference (however, this reference shall not serve to reimpose the same), and that each Grantor will warrant and defend that portion of the Property owned by said Grantor against the lawful claims of all persons claiming by, through or under said Grantor but against none other.

[Signature Page Follows]
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name thereunto duly authorized, the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

Lisa K. Franklin
Signature of Witness
Print Name: Lisa K. Franklin

Susan R. Coumes
Signature of Witness
Print Name: Susan R. Coumes

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 8th day of August, 2008, by Thomas M. Roehlk, as the Vice President of DEERFIELD LAND CORPORATION, a Delaware corporation, on behalf of the corporation. He is personally known to me or who has produced as identification and who did (did not) take an oath.

Notary Public, State of Florida
Print Name: Susan R. Coumes
My Commission Expires: Apr 19, 2011
Signed, Sealed and Delivered
In the Presence of:

Lisa K. Franklin
Signature of Witness
Print Name: Lisa K. Franklin

Susan R. Coumes
Signature of Witness
Print Name: Susan R. Coumes

TUPPERWARE SERVICES, INC., a Delaware corporation
By: Thomas M. Roehlk
Name: Thomas M. Roehlk
Title: Vice President

STATE OF FLORIDA
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 8th day of August, 2008, by Thomas M. Roehlk, as the Vice President of TUPPERWARE SERVICES, INC., a Delaware corporation, on behalf of the corporation. He is personally known to me or who has produced as identification and who did (did not) take an oath.

(Notarial Seal)

Susan R. Coumes
Notary Public, State of Florida (sign)
Print Name: Susan R. Coumes
My Commission Expires: April 19, 2011
Signed, Sealed and Delivered
In the Presence of:

[Signature]
Print Name: Lisa K. Franklin

[Signature]
Print Name: Susan R. Coumes

STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 8th day of August, 2008, by Thomas M. Roehlk, as the Vice President of TUPPERWARE U.S., INC., a Delaware corporation, on behalf of the corporation. He is personally known to me or who has produced as identification and who did (did not) take an oath.

[Signature]
Notary Public, State of Florida (sign)
Print Name: Susan R. Coumes
My Commission Expires: April 19, 2011
Signed, Sealed and Delivered
In the Presence of:

[Signature]
Signature of Witness
Print Name: [Name]

[Signature]
Signature of Witness
Print Name: [Name]

DART INDUSTRIES INC., a Delaware corporation

By: [Signature]
Name: [Name]
Title: [Title]

STATE OF FLORIDA
COUNTY OF [County]

The foregoing instrument was acknowledged before me this [day] day of August, 2008, by Thomas M. Roehlk, as the Vice President of DART INDUSTRIES INC., a Delaware corporation, on behalf of the corporation. He is personally known to me or who has produced as identification and who did (did not) take an oath.

[Notarial Seal]

[Signature]
Notary Public, State of Florida
Print Name: [Name]
My Commission Expires: [Date]

ORL 297,049,888v2 8-7-08
EXHIBIT “A”

LEGAL DESCRIPTION OF PROPERTY

A tract of land being a portion of Lot 1 and Tract B, Osceola Corporate Center, according to the plat thereof as recorded in Plat Book 6, Pages 147-149 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 1; thence North 00 degrees 03 minutes 02 seconds East along the West line of Lot 1 for a distance of 639.32 feet; thence South 89 degrees 56 minutes 58 seconds East, a distance of 45.71 feet to a point on the East Right of Way of U.S. Highway No. 441 (S.R. 500 & 600) for the Point of Beginning; thence South 89 degrees 56 minutes 58 seconds East for a distance of 305.90 feet; thence South 00 degrees 06 minutes 38 seconds East for a distance of 645.10 feet to a point lying on the North line of Regional Wetland 31A according to Official Records Book 1700, Page 1888, Public Records of Osceola County, Florida, and also recorded in Official Records Book 5938, Page 3483, Public Record of Orange County, Florida; thence along the North line of said Regional Wetland 31A the following courses and distances; thence South 88 degrees 27 minutes 08 seconds West for a distance of 13.94 feet; thence South 89 degrees 13 minutes 17 seconds West for a distance of 113.81 feet; thence South 83 degrees 16 minutes 56 seconds West for a distance of 112.58 feet; thence South 85 degrees 34 minutes 58 seconds West, for a distance of 27.45 feet; thence South 77 degrees 32 minutes 19 seconds West for a distance of 36.94 feet; thence North 87 degrees 32 minutes 36 seconds West for a distance of 4.76 feet; thence North 00 degrees 00 minutes 02 seconds East along a line 45.71 feet East of and parallel to the aforesaid West line of Lot 1, said line being the current East Right of Way of U.S. Highway No. 441 according to Official Records Book 2020, Page 1305, Public Records of Osceola County, Florida for a distance of 670.35 feet to the Point of Beginning.
EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All assessments and taxes for the year 2008 and all subsequent years, which are not yet due and payable.


