SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of this _26_ day of May, 2016, by TUPPERWARE SERVICES, INC., a Delaware corporation, whose address is 14901 South Orange Blossom Trail, Orlando, Florida 32837, and DEERFIELD LAND CORPORATION, a Delaware corporation, whose address is 14901 South Orange Blossom Trail, Orlando, Florida 32837 (collectively, the "Grantor") to TRIPLE H FLORIDA REAL ESTATE, LLC, a Florida limited liability company, whose address is 722 S. Sylvania Avenue, Sturtevant, Wisconsin 53177 (the "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 GRANTOR, 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 grants, bargains, sells, aliens, remises, releases, conveys and confirms 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 HEREBY BY THIS REFERENCE.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple.

SUBJECT, HOWEVER, to the following restrictions:

USE RESTRICTION: For a period of ten (10) years from the date of recordation of this Deed, the Property conveyed herein shall not be used for purposes other than that designated as the Intended Use (defined below), unless written consent for other uses shall first be obtained from Grantor in its sole discretion. This restriction shall run with title to the Property. For purposes hereof "Intended Use" shall mean a retail/restaurant development together with onsite roadways and related parking. For a period of ten (10) years following the date of recordation of this Deed, Grantee shall not have the right to reallocate any of the development entitlements
allocated to Grantee in that certain Allocation Agreement Regarding Land Use and Development Rights and Duties from Grantor to Grantee of even date herewith, nor shall Grantee seek to increase such development entitlements so allocated, without the prior written consent of Grantor, which consent may be granted or withheld by Grantor in its sole, absolute and unfettered discretion.

AND, the Grantor hereby covenants with the Grantee 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 re impose the same), that the Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor will warrant and defend the Property 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:

**GRANTOR:**

TUPPERWARE SERVICES, INC., a Delaware corporation

By: [Signature]

Thomas M. Roehlk, Vice President & Secretary

DEERFIELD LAND CORPORATION, a Delaware corporation

By: [Signature]

Thomas M. Roehlk, Vice President & Secretary

STATE OF FLORIDA

COUNTY OF **OSCEOLA**

The foregoing instrument was acknowledged before me this 20th day of May, 2016, by THOMAS M. ROEHLK, as Vice President and Secretary of TUPPERWARE SERVICES INC., a Delaware corporation, and as Vice President and Secretary of DEERFIELD LAND CORPORATION, a Delaware corporation, on behalf of said corporations. He [ ] is personally known to me, or [ ] has produced as identification.

(Affix Notary Stamp/Seal Below)

SUSAN COUMES CHIONO
NOTARY PUBLIC
Print Name: Susan Coumes Chiono
My Commission Expires: April 19, 2019

ORL 299318978 006118.059700
EXHIBIT "A"

LEGAL DESCRIPTION

Lot 1, OSCEOLA CORPORATE CENTER – REPLAT TWENTY SEVEN, according to the plat thereof, as recorded in Plat Book 24, Pages 195 through 196, Public Records of Osceola County, Florida.
EXHIBIT “B”

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.


4. Osceola County Facilitation of Public Infrastructure Agreement for Roadway Improvements to satisfy requirements for Phase 2 of the Osceola Corporate Center Development of Regional Impact recorded December 30, 2003 in Official Records Book 2413, Page 1729, of the Public Records of Osceola County, Florida.
5. Covenants running with the assignor's remaining lands, as set forth in that Allocation Agreement Regarding Land Use and Development Rights and Duties by and between Deerfield Land Corporation, a Delaware corporation, (assignor) and AO of Florida, LLC, an Indiana limited liability company (assignee), recorded March 25, 2005 in Official Records Book 2738, Page 1580, of the Public Records of Osceola County, Florida.


9. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of OSCEOLA CORPORATE CENTER - REPLAT TWENTY SEVEN, recorded in Plat Book 24, Pages 195 through 196, of the Public Records of Osceola County, Florida.


12. Reciprocal Access and Shared Parking Easement Agreement between Deerfield Land Corporation and Triple H Florida Real Estate, LLC being recorded simultaneously herewith in the Public Records of Osceola County, Florida.


15. Restrictions contained in this Special Warranty Deed.