

This instrument was prepared by:

Jacob R. White
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424 Church Street, Suite 800
Nashville, Tennessee 37219

RECORDED BY:

First American Title Insurance Company
National Commercial Services
50 South 16th Street, Suite 2600
Philadelphia, Pennsylvania 19102
NCS-1178144

Deed Bk 2023 Pg 32111
(PAGE 32111 of 32115)
E-RECORDED 8/22/2023 2:37:07 PM
Frank Barger, PROBATE JUDGE
Madison County, Alabama
Term/Cashier: 036-MJ0G15LV-21/chughes
Tran: 685675 Additional Page \$12.50
Deed Tax \$1,700.00
Filing \$1.00
Imaging \$10.00
Mental Health Fee \$12.00
Microfilm \$0.25
Total: \$1,735.75

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is acknowledged, the undersigned **Universal Lighting Technologies, Inc.**, a Delaware corporation (the "Grantor") whose address is 51 Century Blvd. Nashville, TN 37214, does hereby grant, bargain, sell and convey unto **Huntsville Industrial Property AL LLC**, a Delaware limited liability company (the "Grantee"), whose address is 1301 International Parkway, Suite 110, Sunrise, Florida 33323, that real property situated in Madison, County, State of Alabama, more particularly described in the attached Exhibit A (the "Property")

SUBJECT TO (1) those matters described in the attached Exhibit B (the "Permitted Exceptions").

TO HAVE AND TO HOLD the above-described Property together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto said Grantee and its successors and assigns, in fee simple.

GRANTOR COVENANTS with Grantee that Grantor is lawfully seized and possessed of the Property, that Grantor has a good and lawful right to sell and convey the same, and that the Property is free from any lien or encumbrance whatsoever, subject to the Permitted Exceptions.

GRANTOR FURTHER COVENANTS with Grantee and binds Grantor and Grantor's, representatives and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to Grantee, its successors and assigns, only against the lawful claims and demands of all persons claiming through Grantor.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]

WITNESS my hand and seal this 8 day of August, 2023

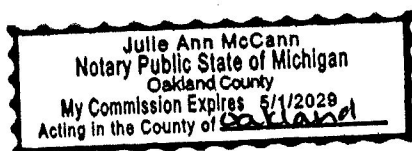
Universal Lighting Technologies, Inc.
a Delaware corporation

By: [Signature]
Name: Steven Wybo
Its: Chief Restructuring Officer

STATE OF [Michigan]
COUNTY OF [Oakland]

I, the undersigned Notary Public, in and for said State and County, do hereby certify that Steven Wybo whose name as the Chief Restructuring Officer of Universal Lighting Technologies, Inc. a Delaware corporation is signed to the above and foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of said instrument, he/she, as such officer/representative and with full authority, executed the same voluntarily for and as the act of said Universal Lighting Technologies, Inc. on the day the same bears date

Given under my hand and official seal of office on this 8 day of August, 2023.



[Signature]
NOTARY PUBLIC

My Commission Expires: 5/1/2029

EXHIBIT A

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Madison, State of Alabama, and is described as follows:

LOT 1 MAGNETEK CORPORATE PARK, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 29, PAGE 74, IN THE OFFICE OF THE JUDGE OF PROBATE OF MADISON COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT FOUND ON THE WEST RIGHT OF WAY MARGIN OF WALL TRIANA HIGHWAY AND BEING THE NORTHEAST CORNER OF SAID LOT 1 OF MAGNETEK CORPORATE PARK; THENCE SOUTH 01°04'54" WEST ALONG THE WEST RIGHT OF WAY MARGIN OF WALL TRIANA HIGHWAY A DISTANCE OF 634.62 FEET; THENCE CONTINUE SOUTH 01°04'54" WEST ALONG SAID WEST RIGHT OF WAY MARGIN A DISTANCE OF 60.00 FEET; THENCE CONTINUE SOUTH 01°04'54" WEST ALONG SAID WEST RIGHT OF WAY MARGIN A DISTANCE OF 546.79 FEET TO A CONCRETE MONUMENT; THENCE LEAVING SAID WALL TRIANA HIGHWAY NORTH 89°48'32" WEST, 300.74 FEET TO A CONCRETE MONUMENT; THENCE NORTH 88°56'10" WEST, 973.93 FEET TO A CAPPED REBAR FOUND STAMPED BWSC/0106; THENCE NORTH 01°03'54" EAST, 1229.62 FEET TO A CONCRETE MONUMENT FOUND; THENCE SOUTH 89°40'18" EAST, 1275.10 FEET TO A POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. All matters established by, and shown on, the Plat of Magnetek Corporate Park, according to the Map or Plat of said subdivision on file in the Probate Office of Madison County, Alabama, in Plat Book 29, Page 74.
3. Avigation and Hazard Easement by and between Christy B. Nickelson and the Industrial Development Board of the City of Huntsville dated and recorded January 19, 1993, in Book 806, Page 480, in the Office of the Judge of Probate of Madison County, Alabama.
4. 60' ingress and egress easement dated November 20, 1986 and recorded December 1, 1986 in Deed Book 685 Page 63 in the Office of the Judge of Probate of Madison County, Alabama.
5. Subject to the public right-of-way for East Gate Drive
6. Rights of Northrop Gruman Systems Corporation, pursuant to terms and conditions under an unrecorded lease, as tenant only, without rights of first refusal.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Universal Lighting Technologies Inc.
Mailing Address 51 Century Blvd.
Nashville, TN 37124

Grantee's Name Huntsville Industrial Property AL, LLC
Mailing Address 1301 International Parkway Ste. 110
Sunrise, FL 33323

Property Address 1430 Wall Triana Southwest
Madison, AL 35756

Date of Sale August 18, 2023

Total Purchase Price \$ 6,750,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other

☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date August 18, 2023

Print Steven Wybo, Chief Restructuring Officer

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one