6/06/11 10:15:22
DK T BK 3,309 PG 249
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

6/06/11 10:15:43
DK P BK 145 PG 16
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY:
The Prudential Insurance Company of America
2100 Ross Avenue, Suite 2500
Dallas, Texas 75201 214-922-0437
~~**UPON RECORDATION RETURN TO:**~~
Seyfarth Shaw LLP
1075 Peachtree Street, N.E., Suite 2500
Atlanta, Georgia 30309
Attention: Lori H. Whitfield, Esq.

Return To: First American Title Insurance Company
2001 Airport Road, Suite 301, Flowood, MS 39232
601-366-1222

Cross Reference to:
Deed Book 2890, Page 527
Deed Book 125, Page 683,
Deed Book 2915, Page 779,
DeSoto County, Mississippi Records

RELEASE
(Mississippi – Stateline Distribution/Building E)

TO THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI:

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA ("Lender") hereby authorizes and requests you to enter satisfaction of and cancel of record the following documents affecting that certain real property described on Exhibit A hereto:

1. Deed of Trust, Assignment of Leases and Rents, Security and Fixture Filing Agreement executed by **US INDUSTRIAL REIT II**, as Borrower, to **DONALD G. OGDEN**, as Trustee, for the benefit of **THE PRUDENTIAL INSURANCE COMPANY OF AMERICA**, as beneficiary, dated as of April 24, 2008 and recorded in Deed Book 2890, Page 527, De Soto County, Mississippi records;

2. Assignment of Leases and Rents executed by executed by **US INDUSTRIAL REIT II**, as Borrower, and **THE PRUDENTIAL INSURANCE COMPANY OF AMERICA**, as Lender, dated as of April 24, 2008 and recorded in Deed Book 125, Page 683, aforesaid records; and

3. UCC Financing Statement filed June 23, 2008, in Deed Book 2915, Page 779, aforesaid records.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Lender has caused this Release to be executed the day, month and year first above written.

LENDER:

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, a New Jersey corporation

By: _____
Name: James P. Hensley
Title: Vice President

[CORPORATE SEAL]

THE PRUDENTIAL INSURANCE COMPANY OF AMERICA CORPORATE SEAL

STATE OF GEORGIA)

COUNTY OF DEKALB)

Personally appeared before me the undersigned authority in and for said County and State, on this 17th day of May, 2011, within my jurisdiction, the within named James P. Hensley who acknowledged that (he)(~~she~~) is Vice President of The Prudential Insurance Company of America, a New Jersey corporation, for and on behalf of said corporation and as its act and deed as said Vice President, (he)(~~she~~) executed and delivered the above and foregoing instrument of writing on the day and year therein mentioned, having first been duly authorized by said corporation so to do.

GIVEN under my hand and official seal of office.

_____
Notary Public

My Commission Expires: 2/25/2014

[NOTARY SEAL]

KELLY C. BAILEY
Notary Public – State of Georgia
Appointed In DeKalb County
Commission Expires Feb. 25, 2014

Existing Prudential Loan No. 706107967
US Industrial REIT II Portfolio/Mississippi-Stateline (Bldg E)
Release of Security Instruments

EXHIBIT A

LEGAL DESCRIPTION
(Stateline Distribution Facility – Building E)

Real property in the City of Southaven, County of Desoto, State of Mississippi, described as follows:

Building "E" legal:

Property description of Lot 4, Phase 4, Stateline Business Park as recorded in Plat Book 101 Page 25 in the Northwest Quarter of Section 20, Township 1 South, Range 7 West, City of Southaven, Desoto County, Mississippi and being more particularly described as follows:

Commencing at pk nail found at the recognized and accepted Northwest Quarter of Section 20, Township 1 South, Range 7 West, City of Southaven, Desoto County, Mississippi, said pk nail being in Stateline Road; thence South 88 Degrees 59 Minutes 18 Seconds East with the south line of said Section 20 a distance of 1521.70 feet to a point; thence South 01 Degrees 00 Minutes 42 Seconds West a distance of 1278.03 feet to an iron pin set in the west line of Commerce Drive (68 foot right of way), said iron pin being the true point of beginning; thence South 19 Degrees 44 Minutes 16 Seconds East with the west line of said Commerce Drive a distance of 26.82 feet to a point of curvature; thence southeastwardly along a curve to the right having a radius of 486.00 feet with the west line of Commerce Drive a distance of 171.25 feet (chord = South 09 Degrees 38 Minutes 36 Seconds East 170.37 feet, Delta = 20 Degrees 11 Minutes 21 Seconds) to an iron pin set; thence South 00 Degrees 27 Minutes 05 Seconds West with the west line of Commerce Drive a distance of 942.22 feet to an iron pin set at a point of curvature; thence southwestwardly along a curve to the right having a radius of 25.00 feet with the west line of Commerce Drive a distance of 32.88 feet (chord = South 38 Degrees 08 Minutes 05 Seconds West 30.56 feet, Delta = 75 Degrees 22 Minutes 01 Seconds) to a point of reverse curve; thence southwestwardly along a curve to the left having a radius of 70.00 feet with Commerce Drive a distance of 95.75 feet (chord = South 36 Degrees 38 Minutes 00 Seconds West 88.46 feet, Delta = 78 Degrees 22 Minutes 12 Seconds) to an iron pin set in the north line of C.O.S. "C", Phase 4, Stateline Business Park as recorded in Plat Book 101 Page 25; thence North 76 Degrees 36 Minutes 21 Seconds West with said north line a distance of 213.03 feet to an iron pin set at an angle point; thence North 89 Degrees 32 Minutes 55 Seconds West with said north line a distance of 312.81 feet to an iron win set at an angle point; thence North 76 Degrees 52 Minutes 16 Seconds West with said north line a distance of 121.42 feet to an iron pin set in the east line of Lot 2, Phase 2, Stateline Business Park as recorded in Plat Book 95 Page 15; thence North 00 Degrees 32 Minutes 24 Seconds East with said east line a distance of 1156.35 feet to an iron pin set in the south line of Lot 6, Phase 6, Stateline Business Park as recorded in Plat Book 101 Page 29; thence South 89 Degrees 32 Minutes 55 Seconds East with said south line a distance of 668.88 feet to the point of beginning and containing 19.25 acres.

Property description of a 28 foot access and maintenance easement across part of Lot 4, Phase 4, Stateline Business Park as recorded in Plat Book 101 Page 25 and part of Lot 6, Phase 6, Stateline Business Park as recorded in Plat Book 101 Page 29 in the northwest Quarter of Section 20, Township 1 South, Range 7 West in the City of Southaven, Desoto County, Mississippi:

Commencing at pk nail found at the recognized and accepted Northwest Quarter of Section 20, Township 1 South, Range 7 West, City of Southaven, Desoto County, Mississippi, said pk nail being in Stateline Road; thence South 88 Degrees 59 Minutes 18 Seconds East with the south line of said Section 20 a

distance of 1521.70 feet to a point; thence South 01 Degrees 00 Minutes 42 Seconds West a distance of 1278.03 feet to an iron pin set in the west line of Commerce Drive (68 foot right of way), said iron pin being in the south line of Lot 6, Phase 6, Stateline Business Park as recorded in Plat Book 101 Page 29; thence South 19 Degrees 44 Minutes 16 Seconds East with the west line of said Commerce Drive a distance of 14.29 feet to the true point of beginning; thence North 89 Degrees 32 Minutes 55 Seconds West a distance of 674.05 feet to a point in the east line of Lot 2, Phase 2, Stateline Business Park as recorded in Plat Book 95 Page 15; thence North 00 Degrees 32 Minutes 24 Seconds East with the east line of said Lot 2 a distance of 28.00 feet to a point; thence South 89 Degrees 32 Minutes 55 Seconds East a distance of 663.71 feet to a point in the west line of Commerce Drive; thence South 19 Degrees 44 Minutes 16 Seconds East with the west line of Commerce hive a distance of 29.83 feet to the point of beginning and containing 18,729 square feet.

Property description of a private drive easement across part of Lot 4, Phase 4, Stateline Business Park as recorded in Plat Book 101 Page 25 in the Northwest Quarter of Section 20, Township 1 South, Range 7 West in the City of Southaven, Desoto County, Mississippi:

Commencing at a point on curve at the intersection of the west line of Commerce Drive with the north line of C.O.S. "C", Phase 4, Stateline Business Park as recorded in Plat Book 101 Page 25; thence northerly along a curve to the right having a radius of 70.00 with the west line of Commerce Drive a distance of 6.33 feet to a point, said point being the true point of beginning; thence North 74 Degrees 08 Minutes 10 Seconds West a distance of 78.51 feet to a point; thence North 77 Degrees 05 Minutes 21 Seconds West a distance of 89.87 feet to a point; thence North 84 Degrees 42 Minutes 33 Seconds West a distance of 65.49 feet to a point; thence North 89 Degrees 33 Minutes 41 Seconds West a distance of 283.86 feet to a point; thence North 67 Degrees 33 Minutes 46 Seconds West a distance of 136.14 feet to a point in the east line of Lot 2, Phase 2, Stateline Business Park as recorded in Plat Book 95 Page 15; thence North 00 Degrees 32 Minutes 24 Seconds East with the east line of said Lot 2 a distance of 33.41 feet to a point; thence South 67 Degrees 33 Minutes 46 Seconds East a distance of 142.57 feet to a point; thence South 89 Degrees 33 Minutes 41 Seconds East a distance of 279.15 feet to a point; thence South 84 Degrees 42 Minutes 33 Seconds East a distance of 68.87 feet to a point: thence South 77 Degrees 05 Minutes 21 Seconds East a distance of 92.74 feet to a point; thence South 74 Degrees 08 Minutes 10 Seconds East a distance of 79.07 feet to a point on curve in the west line of Commerce Drive; thence southwestwardly along a curve to the left having a radius of 70.00 feet with the west line of Commerce Drive a distance of 31.26 feet (chord = South 15 Degrees 25 Minutes 45 Seconds West 31.00 feet, Delta = 25 Degrees 35 Minutes 12 Seconds) to the point of beginning and containing 20,366 square feet.

Together with a perpetual, non-exclusive easement for ingress and egress between the parking facilities over and across the Access and Maintenance Easement Area - B as more particularly described in that certain Declaration of Easements granted by Industrial Developments International, Inc., dated December 31, 2007 and recorded on January 4, 2008 in Book 575, Page 756, in the Office of the Chancery Clerk of DeSoto County, Mississippi;

A perpetual, non-exclusive easement for the drainage of surface water into and through the Storm Water Facilities as more particularly described in that certain Declaration of Easements granted by Industrial Developments International, Inc., dated December 31, 2007 and recorded on January 4, 2008 in Book 575, Page 756, in the Office of the Chancery Clerk of DeSoto County, Mississippi; and

A non-exclusive easement for drainage over Building D and B parcels as more particularly described in that certain Drainage Easement recorded in Book 575, Page 783, in the Office of the Chancery Clerk of DeSoto County, Mississippi.