

This Instrument Prepared By And Please Return To:
Christopher C. Lamberson
Glankler Brown, PLLC
1700 One Commerce Square
Memphis, TN 38103
(Phone Number: (901)525-1322)

SPECIAL WARRANTY DEED

THIS INDENTURE, is made and entered into this 19th day of November, 2004 by and between Farmor, L.L.C., a Tennessee limited liability company (the "Seller") and Lexington Olive Branch LLC, a Delaware limited liability company (the "Grantee").

WITNESSETH:

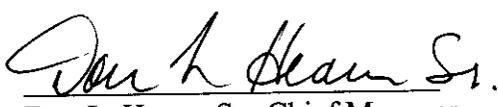
That, for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the real estate, situated and being in DeSoto County, Mississippi, being more particularly described on Exhibit "A" attached hereto and made a part hereof.

This conveyance is subject to rights-of-way and easements for public roads and public utilities, subdivision and zoning regulations in effect in Desoto County, Mississippi, all applicable building restrictions, agreements, easements, conditions and restrictive covenants of record and further subject to covenants and restrictions set out in Warranty Deed recorded in Warranty Book 209, Page 239, in the Office of the Chancery Clerk of Desoto County, Mississippi; and Desoto County ad valorem taxes for the year 2004, which taxes are not yet due or payable.

The Grantor does hereby covenant with the Grantee that it is lawfully seized in fee of the aforescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as described herein, and that it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Farmor, L.L.C.,
a Tennessee limited liability company

By: 
Don L. Hearn, Sr., Chief Manager

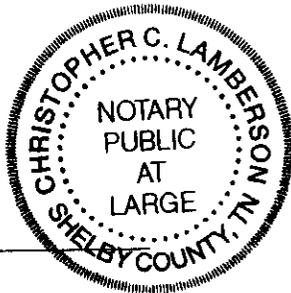
**STATE OF TENNESSEE
COUNTY OF SHELBY**

Before me, of the state and county aforesaid, personally appeared Don L. Hearn, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Farmor, L.L.C., the herewithin named bargainor, a Tennessee limited liability company, and that he as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager.

Witness my hand and official seal at office this 19th day of November, 2004.



Notary Public



My Commission expires:

2/12/08

SELLER:

Farmor, L.L.C.
3832 Watman Avenue
Memphis, TN 38118
(901) 363-0513

GRANTEE:

Lexington Olive Branch LLC
c/o Lexington Corporate Properties Trust
One Penn Plaza, Suite 4015
New York, NY 10119
(212) 692-7220

INDEXING INSTRUCTIONS:

NW/4 of Section 25, Township 1 South, Range 6 West, DeSoto County, Mississippi

EXHIBIT "A"**LEGAL DESCRIPTION**

Being a 17.009 acre tract, more or less, in Section 25, Township 1 South, Range 6 West, Desoto County, Mississippi, and being more particularly described as follows: **NW¹/₄**

Commencing at a found P.K. nail at the northwest corner of Section 25, Township 1 South, Range 6 West, Desoto County, Mississippi; thence S 00°33'57"W along the west line said Section 25 and the centerline of Hacks Cross Road a distance of 2309.66 feet to a point; thence S 89°24'56"E a distance of 40.00 feet to a found iron pin in the east line of Hacks Cross Road and being the point of beginning; thence N 00°33'57"E along the said east line of Hacks Cross Road a distance of 709.99 feet to a set iron pin and a point of curve; thence along a curve to the right having a radius of 40.00 feet (chord N 45°34'31"E, 56.58 feet) an arc distance of 62.84 feet to a point of tangency and being on the south right of way line of Willow Ridge Cove (68' R.O.W.); thence along the south line of said Willow Ridge Cove S 89°24'56"E a distance of 947.85 feet to a set iron pin; thence S 00°29'33"W 750.00 feet to a found iron pin; thence N 89°24'56"W a distance of 988.82 feet to the point of beginning and containing 740,915 square feet or 17.009 acres, more or less.

The real estate described herein and conveyed hereby is the same property conveyed to Grantor by Warranty Deed of record in Book 287, Page 443 in the Office of the Chancery Clerk of DeSoto County, Mississippi.