

DEE-2026-28656



DEE BK 158-K PG 974-979

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 Recording Fee: \$15.00 County Taxes: \$8,360.00 State Taxes: \$19,760.00
 Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
 Ashley B. Williams, Register Of Deeds

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STATE OF SOUTH CAROLINA)
)
 COUNTY OF SPARTANBURG)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that **HAGEN REAL ESTATE, LP**, a South Carolina limited partnership, **a/k/a HAGEN REAL ESTATE, L.P.** (hereinafter termed "Grantor") for and in consideration of the sum of Seven Million Six Hundred and No/100th (\$7,600,000.00) Dollars, to Grantor paid at and before the sealing of these presents by **BCP 240 PARKWAY, LLC**, a South Carolina limited liability company (hereinafter termed "Grantee"), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release, **SUBJECT TO** the Permitted Exceptions identified in **EXHIBIT "B"** attached hereto and incorporated herein by reference, unto the said Grantee, Grantee's successors and assigns, the following described property:

See EXHIBIT "A" attached hereto and incorporated herein by this reference.

Grantee's Address: 5121 Maryland Way, Suite 207
 Brentwood, TN 37027

Tax Map Number: 5-26-00-001.18

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining **SUBJECT TO** the Permitted Exceptions identified in **EXHIBIT "B"** attached hereto and incorporated herein by reference,

TO HAVE AND HOLD, all and singular the premises before mentioned unto the Grantee, its successors and assigns forever.

AND, Grantor, for itself, its successors and assigns, does covenant with the Grantee, its successors and assigns, that Grantor will forever defend the title to the above described property against the lawful claims and demands of persons lawfully claiming the same or to claim any part thereof from, through or under Grantor, but none other.

WITNESS the Grantor's Hand and Seal this 3rd day of June, 2026, effective as of the 18th day of June, 2026.

Signed, Sealed and Delivered
in the presence of:

HAGEN REAL ESTATE, LP,
a South Carolina limited partnership

By: Hagen Management, Inc.
Its: General Partner

By: Gerd Cloppenburg
Gerd Cloppenburg, President

Brian A. Craver
Witness #1
Name: BRIAN A. CRAVER

Glen P. Cravik
Witness #2
Name: Glen P. Cravik

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

ACKNOWLEDGMENT

I, Tamara N. Goodwin, Notary Public for the State of South Carolina, do hereby certify that the above-named, Gerd Cloppenburg as President of Hagen Management, Inc., general partner of Hagen Real Estate, LP, a South Carolina limited partnership, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 3rd
day of June, 2026.

Tamara N. Goodwin
Notary Public for South Carolina
My Commission Expires: 5/1/34

(SEAL)

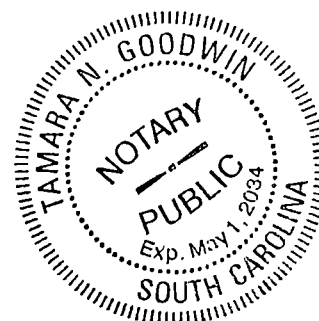


EXHIBIT "A"

All that certain piece parcel or lot of land with the improvements thereon, situate, lying and being in the County of Spartanburg, State of South Carolina, containing approximately 8.874 acres and being more particularly shown on an ALTA/ACSM Land Title Survey prepared for Hagen Real Estate, L.P. by Joe McCollough, dated May 5, 2008, and recorded in the Office of the Register of Deeds for Spartanburg County in Record Book 163, Page 196. Reference is made to said plat for a more complete and accurate description.

This being the same property conveyed to Grantor herein by deed of ZF Lemforder Corporation dated June 2, 2008 and recorded in the Spartanburg County Register of Deeds Office on June 4, 2008 in Deed Book 91-N at Page 47.

EXHIBIT "B"

Permitted Exceptions

1. Taxes, assessments and fees for the year 2026 and all subsequent years, which are a lien, but are not yet due and payable.
2. Terms, provisions, right of first refusal, covenants, conditions, restrictions, easements, charges, assessments, and liens provided for in instruments recorded in Book 53-W, Page 328, Book 54-G, Page 703; Book 61-K, Page 347; Book 61-S, Page 583 and Book 112-T, Page 212, Spartanburg County Public Registry, and any related maps, plans, bylaws and other document(s) and amendment(s).
3. Building restriction lines, easements, rights of way or any other facts as shown on plat recorded in Plat Book 132, Page 537; Plat Book 141, Page 133; Plat Book 174, Page 571; Plat Book 163, Page 196; Plat Book 43, Page 234; Plat Book 95, Page 475; Plat Book 107, Page 313; Plat Book 124, Page 119; Plat Book 18, Page 191, Spartanburg County Public Registry, and any and all matters shown on ALTA/NSPS Land Title Survey prepared for BCP 240 Parkway, LLC by BLEW & Associates, PA, dated January 21, 2026, last revised April 30, 2026.
4. Easement(s) and/or Right(s) of Way to Duke Power Company recorded in Book 53-E, Page 961 and Book 33-E, Page 658, Spartanburg County Public Registry.
5. Easement(s) reserved in Deeds recorded in Book 63-V, Page 744; Book 60-Z, Page 944, and Book 91-N, Page 40, Spartanburg County Public Registry.
6. Lease Agreement dated June 3, 2008, between Hagen Real Estate LP and MK Metalfoils USA, Inc., a South Carolina corporation, as amended by letter dated July 3, 2012, as further amended by letter dated April 4, 2016, as further amended by letter dated June 29, 2020, as further amended by letter dated May 21, 2024, as evidenced by Short Form Lease and Option to Purchase Agreement recorded in Book 91-N, Page 59, Spartanburg County Public Registry.
7. Lease Agreement dated [blank], 2008 between Seller and EthosEnergy Accessories & Components, LLC, a Delaware corporation, as amended by letter dated July 27, 2012, as further amended by letter dated September 8, 2016, as further amended by letter dated April 16, 2021, as further amended by letter dated April 1, 2025.

STATE OF SOUTH CAROLINA)
 COUNTY OF RICHLAND)

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AFFIDAVIT FOR TAXABLE OR EXEMPT TRANSFERS

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at 240 Parkway East, bearing Spartanburg County Tax Map Number 5-26-00-001.18, was transferred by Hagen Real Estate, LP to BCP 240 Parkway, LLC, on June 19, 2026.
3. Check one of the following: The deed is
 - (a) XX subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) _____ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) _____ exempt from the deed recording fee because (See Information section of affidavit): _____

(If exempt, please skip items 4 - 7, and go to item 8 of this affidavit.)

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty? Check Yes _____ or No _____

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit.):
 - (a) XX The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.

5. Check Yes _____ or No _____ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: _____.

6. The deed recording fee is computed as follows:

- | | |
|--|----------------|
| (a) Place the amount listed in item 4 above here: | \$7,600,000.00 |
| (b) Place the amount listed in item 5 above here: | - 0 - |
| (If no amount is listed, place zero here.) | |
| (c) Subtract Line 6(b) from Line 6(a) and place result here: | \$7,600,000.00 |

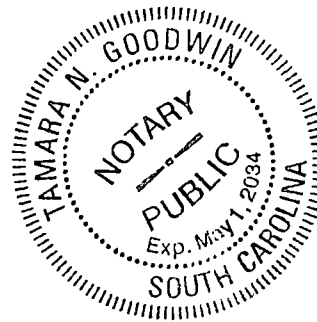
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$28,120.00

8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

HAGEN REAL ESTATE, LP,
a South Carolina limited partnership
By: Hagen Management, Inc.
Its: General Partner

By: Gerd Cloppenburg
President



SWORN to before me this
2nd day of June, 2026

Tamara N. Goodwin
Notary Public for South Carolina
My Commission Expires: 5/1/34
(SEAL)

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceedings.
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.