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After recording, this  
document should be returned to:

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Tax Parcel I.D. No.: 33-39-06-00013-0000-00001/0

Tax Parcel I.D. No.: 33-39-06-00013-0000-00000/2

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 13 day of February, 2020, by Vero Club Partners, Ltd., a Florida Limited Partnership, having an address of c/o Lakeside Capital Advisors, 30 South Wacker Drive, Suite 2750, Chicago, IL 60606 ("**Grantor**"), in favor of SREIT Lexington Club, L.L.C., a Delaware Limited Liability Company, having an address at c/o Starwood Capital Group Global, L.P., 591 West Putnam Avenue, Greenwich, CT 06830 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does GRANT, SELL and CONVEY unto Grantee, its successors and assigns the following described real property:

Being that certain tract of land located in Indian River County, Florida and being more particularly described on Schedule A attached hereto and made a part hereof, together with all improvements, buildings, or fixtures situated or located thereon, and all interest, if any, of Grantor in any land lying in or under the bed of any highway, avenue, street, road, alley, easement or right-of-way, open or proposed, in, on, across, abutting or adjacent to the property described on Schedule A hereto, together with all of Grantor's right, title and interest, if any, to any strips and gores within or bounding the property described on Schedule A attached hereto (all of said property and interest being collectively referred to herein as the "**Property**").

TO HAVE AND TO HOLD the Property, together with any and all the rights and appurtenances thereto in anywise belonging to Grantor, unto Grantee, its successors and assigns FOREVER. Subject to (i) all zoning, building and other laws, regulations, requirements, ordinances, resolutions and orders, (ii) all covenants, restrictions, easements and agreements of record (it not being the intent to reimpose same), (iii) all real estate taxes and assessments not yet due and payable, (iv) any state of facts an accurate survey would show, and (v) rights of parties in possession under unrecorded residential leases.

And except as set forth above, Grantor hereby warrants title and will defend same against the lawful claims of all persons claiming by, through or under Grantor and no others.

**[SIGNATURE APPEARS ON FOLLOWING PAGE]**

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents the day and year first above written.

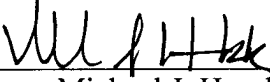
**GRANTOR:**

VERO CLUB PARTNERS, LTD.

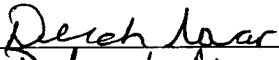
By: Lakeside Capital GP LLC, its General Partner

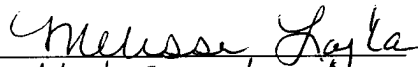
By: Lakeside Capital Advisors LP,  
its Sole Member

By: LCA GP LLC, a General Partner

By:   
Name: Michael J. Hornbrook  
Title: President

Witnessed:


By:   
Name: Deborah Navar

By:   
Name: MELISSA Layka

STATE OF ILLINOIS } ss.

County of COOK }

This instrument was acknowledged before me on February 4, 2020 by MICHAEL J. HORN BROOK, as PRESIDENT of LCA GP LLC, a Delaware limited liability company, a general partner of LAKESIDE CAPITAL ADVISORS LP, a Delaware limited partnership, the sole member of LAKESIDE CAPITAL GP LLC, a Delaware limited liability company, the general partner of VERO CLUB PARTNERS, LTD., a Florida limited partnership, on behalf of the limited liability companies and limited partnerships.

  
\_\_\_\_\_  
Notary Public



My commission expires on January 24, 2023

**SCHEDULE A**

**Description of Land**

The Land referred to herein below is situated in the County of Indian River, State of Florida, and is described as follows:

TRACTS A, B AND E OF THE CLUB AT VERO-P.D. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGES 83, 83A THROUGH 83C, OF THE PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.