

**WARRANTY DEED**

THAT the Seacoast Repertory Theatre, a New Hampshire nonprofit corporation having an address of 125 Bow Street, Portsmouth 03801, County of Rockingham and State of New Hampshire, for consideration paid, grant to the State of New Hampshire, whose address is PO Box 483, 7 Hazen Drive, Concord, New Hampshire 03302-0483, with WARRANTY covenants,

A certain parcel of land, not homestead, situated on the Westerly side of NH Route 108, as now travelled, in the Town of Durham, County of Strafford, and State of NH, and being near the NH Route 108 Construction Baseline Station 678+00.00, and shown as parcel 53 on a Plan of Durham-Newmarket, STP-TE-X-5133(009), 13080, on file in the records of the New Hampshire Department of Transportation, and to be recorded at the Rockingham and Strafford Counties Registries of Deeds. Bounded and described as follows:

Beginning at a point in the Westerly sideline of NH Route 108, as now travelled, in the Town of Durham, said point also being in the division line between land of Seacoast Repertory Theatre and land now or formerly of 44 Newmarket Road LLC, thence Northwesterly with said division to a point twenty-eight (28.00) feet Northwesterly of the NH Route 108 Construction Baseline, thence Northerly and parallel with said Construction Baseline to the division line between land of the Grantor and land now or formerly of Richard W. Renner and Susan W. Renner, thence Easterly to the Westerly sideline of NH Route 108, as now travelled, thence Southerly with said sideline to the point of beginning.

Containing ninety-two thousandths (0.092) of an acre and being a portion of that property described in a document recorded February 15, 2012, at the Strafford County Registry of Deeds in Book 3992, Page 997.

And also granting the permanent right and easement to construct, reconstruct, maintain, repair and operate ditches, culverts, pipes, catch basins or other facilities for drainage purposes over, under or through land of the Grantor, abutting or near NH Route 108 in the area shown on the above-referenced plan, on file in the records of the New Hampshire Department of Transportation and to be recorded at the Strafford County Registry of Deeds, in accordance with the standard practice of highway construction.

And also granting the permanent right and easement to construct, reconstruct, maintain, and repair stone walls on land of the Grantor, abutting or near NH Route 108 in the area shown on the above-referenced plan, on file in the records of the New Hampshire Department of Transportation and to be recorded at the Strafford County Registry of Deeds, in accordance with the standard practice of highway construction.

And also granting the temporary right and easement to construct slopes and embankments on land of the Grantor, at such an angle as will hold NH Route 108 and the material in the slopes in repose against ordinary erosion as shown on the above-referenced Plan in accordance with standard practice of highway construction. Said temporary construction easement area shall be affected for a period of twenty-four (24) months during the construction of the project. Said easement shall expire on December 31, 2017, or one (1) year after completion of the construction for the project, whichever date shall come first.

And also granting the temporary right and easement to construct or reconstruct the driveway on land of the Grantor, for the purpose of matching the driveway to NH Route 108, as

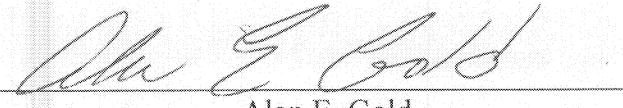
shown on the above-referenced Plan in accordance with standard practice of highway construction. . Said temporary construction easement area shall be affected for a period of twenty-four (24) months during the construction of the project. Said easement shall expire on December 31, 2016, or one (1) year after completion of the construction for the project, whichever date shall come first.

It is hereby made a part of the before mentioned consideration and a condition to this instrument that the property taxes are to be pro-rated as of the date of execution of this instrument.

STATE OF NEW HAMPSHIRE  
COUNTY OF Rockingham

Executed this 4<sup>th</sup> day of November, 2014.

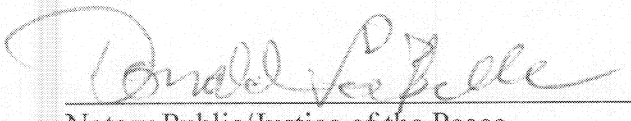
SEACOAST REPERTORY THEATRE



Alan E. Gold  
President, Board of Trustees

On this 4<sup>th</sup> day of November, 2014, before me, Donald Labelle the undersigned officer, personally appeared, Alan E. Gold who acknowledged himself as being the President of the Board of Trustees of The Seacoast Repertory Theatre and that as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President.

DONALD R. LABELLE  
Justice of the Peace - NH  
My Commission Expires March 30, 2016



Notary Public/Justice of the Peace  
My commission expires \_\_\_\_\_