

WHEN RECORDED RETURN TO,
AND SEND TAX NOTICES TO:

QTS Eagle Mountain I, LLC
Attn: Rita D'Agostino
12851 Foster Street
Overland Park, Kansas 66213

Tax Parcel No. 59-058-0001

SPECIAL WARRANTY DEED

Eagle Mountain Data Center Campus, LLC / QTS Eagle Mountain I, LLC

THIS INSTRUMENT is effective as of the 12th day of May, 2022, and executed by **EAGLE MOUNTAIN DATA CENTER CAMPUS, LLC**, a Utah limited liability company ("**Grantor**"), whose address is 1245 Brickyard Road, Suite 70, Salt Lake City, Utah 84106, in favor of **QTS EAGLE MOUNTAIN I, LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 12851 Foster Street, Overland Park, Kansas 66213.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, but not otherwise, certain real property (the "**Property**") located in Utah County, Utah, described as follows, but expressly excluding from the Property, not conveying, and reserving to Grantor, all appurtenant water rights:

A parcel of land being a part of that entire tract described as "Parcel 1" in that Special Warranty Deed recorded March 23, 2022 as Entry No. 35997:2022 in the Office of the Utah County Recorder. Said parcel of land is located in the Southeast Quarter of Section 26, Township 6 South, Range 2 West, Salt Lake Base and Meridian and is described as follows: Beginning at the East Quarter Corner of said Section 26; thence S. 00°16'02" W. 2672.43 feet along the Section line to the Southeast Corner of said Section 26; thence N. 89°46'24" W. 1629.18 feet along the southerly line of said Section 26; thence N. 00°16'02" E. 2675.07 feet to the Quarter Section line; thence S. 89°40'50" E. 1629.19 feet along the Quarter Section line to the Point of Beginning. The Basis of Bearing is S. 89°44'36" E. along the Section line between the Northwest Corner and the North Quarter Corner of said Section 26, Township 6 South, Range 2 West, Salt Lake Base and Meridian.

SUBJECT TO (i) non-delinquent taxes and assessments (which shall be prorated between the parties as of the date of this instrument), (ii) rights-of-way, easements, covenants, restrictions, reservations and other matters of record, (iii) facts, rights, interests or claims that could be ascertained by an inspection of the Property, and (iv) discrepancies, conflicts in boundary lines, shortages in area, encroachments or other facts that a correct survey would disclose.

FIRST AMERICAN TITLE

NCS 1104313

GRANTOR has executed this instrument in favor of Grantee below, to be effective as of the date first set forth above.

GRANTOR:

EAGLE MOUNTAIN DATA CENTER CAMPUS, LLC, a Utah limited liability company,
by its Managers:

THE RITCHIE GROUP, L.C.,
a Utah limited liability company

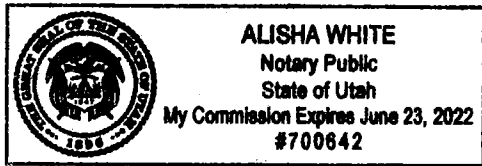
By *Paul W. Ritchie*
Paul W. Ritchie, Manager

ALLIED SOLUTIONS GROUP, INC.,
a Utah corporation

By *Joseph Hunt*
Joseph Hunt, President

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 11th day of May, 2022, by Paul W. Ritchie, Manager of The Ritchie Group, L.C., Manager of Eagle Mountain Data Center Campus, LLC.



Alisha White
Notary Public

My Commission Expires:

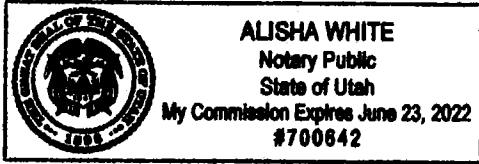
June 23, 2022

Residing at:

Salt Lake City, Utah

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 11th day of May, 2022, by Joseph Hunt, President of Allied Solutions Group, Inc., Manager of Eagle Mountain Data Center Campus, LLC.



Alisha White
Notary Public

My Commission Expires:

Residing at:

June 23, 2022

Patt Lake City, Utah