

ASSIGNMENT AND ASSUMPTION OF PURCHASE AND SALE AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION OF PURCHASE AND SALE AGREEMENT (this "Assignment"), dated as of December 17, 2020, is made and entered into by and between SANSONE PORT ST. LUCIE, LLC, a Missouri limited liability company ("Assignor"), and PSL INDUSTRIAL OWNER, LLC, a Missouri limited liability company ("Assignee"). The following recitals are made a material part of this Assignment:

A. Assignor, as buyer and assignee of JDN Enterprises, LLC, a Missouri limited liability company, has entered into that certain Purchase and Sale Agreement dated as of October 30, 2020 (the "Purchase Agreement") with Port St. Lucie Governmental Finance Corporation, a Florida not for profit corporation, as seller, to purchase certain real property located at the northeast corner of SW Becker Road and SW Village Parkway in Tradition Commerce Park in Port St. Lucie, Florida.

B. Assignor desires to assign all of its rights, duties and obligations under the Purchase Agreement to Assignee, and Assignee wishes to assume all of Assignor's rights, duties and obligations under the Purchase Agreement.

NOW, THEREFORE, in consideration of the above premises and of the mutual promises and covenants set forth herein, the parties hereby agree as follows:

1. Assignor hereby assigns, transfers and delivers to Assignee all of Assignor's right, title and interest in and to the Purchase Agreement.

2. Assignee hereby (i) accepts the assignment of the Purchase Agreement made hereby; and (ii) assumes any and all of Assignor's obligations under the Purchase Agreement.

3. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. This Assignment may be executed in any number of counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

[Signatures appear on next page.]

SIGNATURE PAGE FOR
ASSIGNMENT AND ASSUMPTION OF PURCHASE AND SALE AGREEMENT

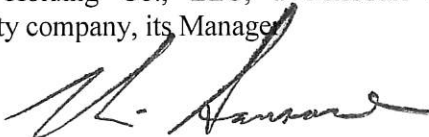
IN WITNESS WHEREOF, the parties have executed this Assignment effective as of the date first above written.

“Assignor”

SANSONE PORT ST. LUCIE, LLC, a Missouri limited liability company

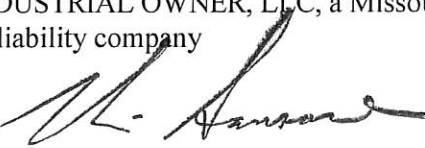
By: JDNJD2, LLC, a Missouri limited liability company, its Manager

By: JDN Holding Co., LLC, a Missouri limited liability company, its Manager

By: 
Nicholas G. Sansone, Manager

“Assignee”

PSL INDUSTRIAL OWNER, LLC, a Missouri limited liability company

By: 
Nicholas G. Sansone, President