

EXHIBIT A

LEGAL DESCRIPTION

60 Main Street and Jenkins Court, Durham, New Hampshire:

A certain tract of land, with the buildings thereon, situated in Durham, County of Strafford and State of New Hampshire, on the northerly side of Main Street, bounded and described as follows:

Beginning at a stone bound at the southwest corner of said lot on the northerly side of Main Street at land of Alpha Tau Omega Fraternity; thence running northerly by said fraternity land 150 feet, more or less, to land now or formerly of the Franklin Theatre; thence running South 49° 13' East by land of said Theatre 92 feet, more or less, to a spike set in a concrete sidewalk at land of the Town of Durham, known as Jenkins Court; thence running South 41° 03' West by land of the Town of Durham 152.12 feet to a spike in the northerly side of Main Street; thence turning and running North 49° 13' West by Main Street 92.95 feet to the point of beginning.

Subject to an easement granted to the Town of Durham by instrument of Gangwer Realty, Inc. dated June 27, 1983 and recorded at Book 1103, Page 253.

Subject to sewer rights and rights of way as set forth in instrument from Charles H. Pettee to Charles T. Durell dated February 24, 1921 and recorded at Book 396, Page 305.

Meaning and intending to describe and convey the same premises conveyed by Warranty Deed of Town & Campus, Inc. to 60 Main R.E., LLC dated February 28, 2017 and recorded in the Strafford County Registry of Deeds at Book 4459, Page 587.