

Prepared by:  
Nancy Sholes Gillman  
Sullivan & Worcester LLP  
One Post Office Square  
Boston, MA 02109  
617) 338-2478

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INDEXED ✓  
RECORDED ✓  
PREPARED ✓

ANGELIQUE UTSLER  
RECORDER  
MADISON COUNTY, IOWA

[Winterset, IA]

SPECIAL WARRANTY DEED

For the consideration of TEN DOLLARS and other valuable consideration, HRPT PROPERTIES TRUST, a Maryland real estate investment trust, having a place of business 400 Centre Street, Newton, MA 02458 ("Grantor"), does hereby convey to SPTIHS PROPERTIES TRUST, a Maryland real estate investment trust, having a place of business at 400 Centre Street, Newton, MA 02458 ("Grantee") a wholly owned subsidiary of Grantor, the real estate in Madison County, Iowa, as more particularly described in Exhibit A attached hereto and made a part hereof.

Grantor does hereby covenant with Grantee and successors in interest to warrant and defend the real estate against the lawful claims of all persons claiming by, through or under Grantor.

WITNESS the execution hereof, under seal, as of the 30 day of June, 1999

GRANTOR:

HRPT PROPERTIES TRUST

By: David J. Hegarty  
David J. Hegarty, President

COMMONWEALTH OF MASSACHUSETTS )  
 ) ss:  
COUNTY OF SUFFOLK )

On this day 15 of April, 1999 before me, a Notary Public in and for said county and state, personally appeared David J. Hegarty, to me personally known, who being by me duly sworn did say that person is the President of HRPT PROPERTIES TRUST, a Maryland real estate investment trust, and that said instrument was signed and sealed on behalf of the said trust by authority of its trustees and the said President acknowledged the execution of the instrument to be the voluntary act and deed of said trust by it voluntarily executed.

*Rosalind Kaminsky*

Notary Public in and for The  
Commonwealth of Massachusetts  
My commission expires: \_\_\_\_\_

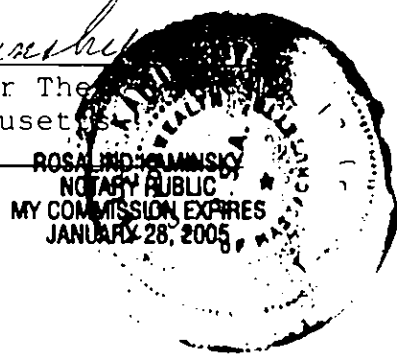


Exhibit A

The Premises

[See attached copy.]

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Exhibit A

Winterset

The East 459.65 feet of the Southwest Quarter of the Southeast Quarter of the Southwest Quarter, except the North 25 feet of the East 25 feet thereof, and except the South 165 feet of the East 132 feet thereof, of Section 36, Township 76 North, Range 28 West of the 5th P.M., Madison County, Iowa.