

## **TENANT NOTIFICATION LETTER**

March 18, 2016

**BY FEDEX:**

KeHE Distributors, LLC  
1245 E. Diehl Road, Suite 200  
Naperville, IL 60563  
Attention: Gene Carter, EVP

**BY FEDEX:**

KeHE Distributors, LLC  
1245 E. Diehl Road, Suite 200  
Naperville, IL 60563  
Attention: General Counsel

Re: Sale of 9555 and 9255-9455 NE Alderwood Road in Portland, Oregon (the  
“**Property**”)

Dear Tenant:

Please be advised that:

1. LIT Industrial Limited Partnership, a Delaware limited partnership (“**Purchaser**”), has purchased the Property from PDX Logistics Center I, LLC, a Delaware limited liability company (“**Seller**”).

2. In connection with such purchase, Seller has transferred your security deposit (the “**Security Deposit**”) to Purchaser. Purchaser specifically acknowledges the receipt of and sole responsibility for the return of the Security Deposit.

3. From and after the date hereof, all notices and other correspondence relating to your lease should be delivered to Purchaser at the Address for Notices set forth below, and all rental and other payments that become due subsequent to the date hereof should be made payable to Purchaser and should be delivered to the Address for Payments set forth below, unless and until, in either instance, you are otherwise notified by Purchaser in writing

**Address for Notices:**

LIT Industrial Limited Partnership  
c/o Clarion Partners, LLC  
1717 McKinney Avenue, Suite 1900  
Dallas, Texas 75202  
Attn: Asset Manager – PDX Logistics Center  
Telephone: (214) 647-4919  
E-mail: sara.young@clarionpartners.com

**Address for Payments:**

LIT Industrial Limited Partnership  
P.O. Box 6198  
Hicksville, New York 11802-6198

[Signature page follows.]

Sincerely,

**SELLER:**

**PDX LOGISTICS CENTER I, LLC**, a Delaware limited liability company

By: PDX Logistics Center, LLC, an Oregon limited liability company, its sole member

By: PDX Logistics Center Holding Company, LLC, an Oregon limited liability company, its administrative member

By: Capstone Partners LLC, an Oregon limited liability company, its sole member and manager

By: 

Name: Chris Nelson

Title: Authorized Agent

[Signatures continue on following page.]

**PURCHASER:**

**LIT INDUSTRIAL LIMITED PARTNERSHIP**, a  
Delaware limited partnership

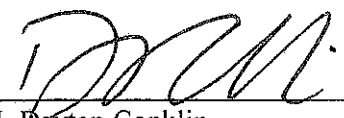
By: LIT Holdings GP, LLC, a Delaware limited liability  
company, its general partner

By: Lion Industrial Properties, L.P., a Delaware  
limited partnership, its sole member

By: LIT GP Sub, LLC, a Delaware limited  
liability company, its general partner

By: Lion Industrial Trust, a Maryland real  
estate investment trust, its sole member  
and manager

By: \_\_\_\_\_

  
J. Dayton Conklin  
Senior Vice President