

DEED OF TRUST

Transaction ID: TX-2024-8492

Date: 1/18/2026

PARTIES:

Lender: Keystone Commercial Bank

Borrower: Market Street Developers LLC

PROPERTY:

Address: 1200 Market St, Philadelphia, PA

LOAN TERMS:

Principal Amount: \$24,500,000

Interest Rate: 6.5% per annum

Loan Term: 360 months (30 years)

Monthly Payment: \$154,856.67

CONVEYANCE AND GRANT:

Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the property located at

1200 Market St, Philadelphia, PA ("Property") to secure payment of the debt evidenced by the

ADDITIONAL TERMS:

This note is secured by a Deed of Trust on the Property. Prepayment may be made without penalty after 3 years.

SIGNATURES:

Borrower Signature
Market Street Developers LLC

Lender Signature
Keystone Commercial Bank