

IN WITNESS WHEREOF, the parties hereto have hereunder affixed their signatures to this Limited Partnership Agreement, all as of the date first set forth above.

**GENERAL PARTNER:**

**VERSITY STUDENT HOUSING REIT, INC.**

By:   
Name: Blake W. Wettengel  
Title: President

**SPECIAL LIMITED PARTNER:**

**VSHR SPECIAL LIMITED PARTNER, LLC**

By: Versity Invest, LLC, its sole member

By:   
Name: Blake W. Wettengel  
Title: Chief Executive Officer

**LIMITED PARTNERS:**

By: Versity Student Housing REIT, Inc., as attorney-in-fact for the Persons whose names are set forth in the books and records of the Partnership as Limited Partners

By:   
Name: Blake W. Wettengel  
Title: President