

1 **BOOK: Modern Keratoplasty: Surgical Techniques and Indications**
2 **Section: Epithelial Lamellar Keratoplasty**
3 **Chapter 15: Mesenchymal Stem Cells for Regeneration of the Ocular**
4 **Surface**

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21

22 **Abstract**

23 Mesenchymal tissues can provide a source of stem cells (MSCs) that are readily
24 available, non-immunogenic, and which have tremendous regenerative and anti-
25 inflammatory properties. For these reasons, MSCs have emerged as very attractive
26 candidates for cell-based therapies in numerous and diverse clinical applications
27 including the treatment of ocular surface diseases such as limbal stem cell deficiency,
28 dry eye disease, or even as a potential therapy to improve corneal allograft survival.
29 Although some of the current preclinical evidence has already been successfully
30 translated into clinical applications, work must continue to overcome all of the scientific
31 and technical challenges that remain unsolved. This book chapter summarizes the main
32 preclinical and clinical evidence that strongly supports MSC-based therapies as safe and
33 effective treatments for the regeneration of the ocular surface.

34

35 **Bullet points**

- 36 • Mesenchymal stem cells (MSCs) have significant therapeutic potential to
37 regenerate the ocular surface.
- 38 • Preclinical evidence demonstrates that MSCs can be used for the treatment of
39 ocular surface diseases.
- 40 • MSCs have been successfully applied in clinical settings for the treatment of some
41 ocular surface diseases.
- 42 • Work must continue to overcome the technical and scientific challenges that remain
43 unsolved to establish the use of MSCs as a widely accepted treatment for ocular
44 surface diseases.

45 **Keywords:** Mesenchymal stem cells; MSCs; Ocular surface; Cornea, Corneal
46 epithelium; Limbal stem cell deficiency; LSCD; Dry eye disease; Corneal transplant;
47 Keratoplasty.

48

49 **Abbreviations**

50 CD: Cluster of differentiation

51 CK: Cytokeratin

52 CLET: Cultivated limbal epithelial transplantation

53 DED: Dry eye disease

54 EVs: Extracellular vesicles

55 GVHD: Graft-versus-host disease

56 HLA-DR: Human leukocyte antigen-DR

57 IL: Interleukin

58 LESC: Limbal epithelial stem cells

59 LSCD: Limbal stem cell deficiency

60 MSCs: Mesenchymal stem cells

61 oGVHD: Ocular graft-versus-host disease

62 TNF- α : Tumor necrosis factor alpha

63 Treg: Regulatory T cells

64 TSG-6: Tumor necrosis factor-stimulated gene/protein-6

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66 **1.1 Regeneration of the ocular surface by mesenchymal stem cells**

67 The integrity of the corneal epithelium is crucial for maintaining corneal transparency
68 and visual function. Corneal damage due to different circumstances such as chemical or
69 thermal burns, eye surgeries, cicatrizing-autoimmune pathologies, severe dry eye
70 disease (DED), infections, transplant rejections, or congenital disorders can disrupt the
71 integrity of the corneal epithelium. This type of loss is an important cause of visual
72 impairment and blindness that affects millions of people worldwide [1]. The corneal
73 epithelium has an extremely high turnover rate (4-7 days) that is mediated by the limbal
74 epithelial stem cells (LESCs) located in the palisades of Vogt within the corneo-scleral
75 limbal niche [2–4]. LESCD deficiency or dysfunction and/or the destruction of the niche
76 microenvironment produces a condition known as limbal stem cell deficiency (LSCD).
77 LSCD reduces the regeneration and repair of the corneal epithelium, and the corneal
78 surface is gradually replaced by conjunctival epithelium. This process is accompanied
79 by chronic inflammation of the ocular surface, chronic pain, ulceration, and
80 neovascularization, all of which result in corneal blindness due to the loss of corneal
81 transparency [5].

82 At present, among the stem-cell based therapies, cultivated limbal epithelial cell
83 transplantation (CLET) is the treatment of choice for LSCD. In unilateral cases of
84 LSCD, treatment by autologous CLET is possible following acquisition of limbal tissue
85 from the contralateral healthy eye [6–11]. However, bilateral cases of LSCD are more
86 frequent; therefore, it is necessary to use allogeneic limbal tissue. Consequently, this
87 requires one year of immunosuppression to avoid immune rejection, resulting in the
88 increased risk of patient morbidity and associated medical costs [11]. To avoid this
89 immunosuppression, it is necessary to seek either an extraocular autologous source of
90 stem cells or a non-immunogenic allogeneic source.

91 In recent years, the use of mesenchymal stem cells (MSCs) has remarkably increased in
92 the fields of cell therapy and regenerative medicine. Collectively, these stromal-derived
93 cells retain some intrinsic developmental and differentiation features after they are
94 derived from a variety of animal and human tissues, including bone marrow, adipose
95 tissue, dental pulp, umbilical cord, and ocular limbal stroma, among others [12]. They
96 are defined by their adherence to plastic substrates when cultured in standard conditions
97 and their multipotent differentiation capacity to form bone, cartilage, and adipose tissue
98 *in vitro*. Importantly, the MSCs exhibit expression of a characteristic set of specific
99 surface antigens, including positive expression for cluster of differentiation (CD) 73,
100 CD90, and CD105 [13]. However, they do not express antigens CD34, CD45, CD11b or
101 CD14, CD19 or CD79 α , or human leukocyte antigen-DR (HLA-DR) markers [13].

102 Moreover, MSCs present four potential advantages over LESC with regard to their
103 utility in cell therapy and tissue regeneration. First, acquisition of MSCs is not restricted
104 to deceased donors or healthy eyes of living donors as they can be easily obtained from
105 several different living tissues [12]. Second, they can be cultured *in vitro* to clinical
106 scales in a short period of time, thus overcoming the limitations of LESC, which are
107 difficult to isolate and culture [14, 15]. Third, the stem cell phenotype is maintained
108 even during cryopreservation [16]. Fourth, they are not immunogenic, therefore,
109 immunosuppression is not necessary after allogeneic transplantation [17, 18].

110 MSCs have additional advantages over LESC, especially for ocular surface repair. For
111 instance, the capacity of MSCs for differentiation following transplantation enables
112 them to undergo integration, proliferation, and differentiation in the damaged tissues,
113 and in many cases, facilitate tissue regeneration [19–21]. MSCs may also reduce
114 inflammation, apoptosis, and fibrosis, and improve tissue regeneration by activating
115 endogenous progenitor cells [22]. MSCs also have immunomodulatory properties that

116 enable the regulation of T-cells, B-cells, and natural killer cells, thus mitigating the
117 secretion of inflammatory cytokines [23, 24].

118 Considering all, MSCs have emerged as very attractive candidates for cell-based
119 therapies in numerous and highly varied clinical applications including the treatment of
120 some ocular surface diseases such as LSCD, DED, or even as a potential treatment to
121 improve corneal allograft survival [11, 25]. This chapter summarizes the main existing
122 preclinical and clinical evidence that currently supports MSC-based therapies as safe
123 and effective for the regeneration of the ocular surface.

124 **1.2 Preclinical evidence of MSC efficacy in ocular surface regeneration**

125 Currently, there are many published preclinical studies showing the potential restorative
126 effects of MSCs for ocular surface pathologies in experimental models [26, 27]. These
127 studies were conducted with MSCs obtained from different sources such as bone
128 marrow, adipose tissue, limbal stroma, umbilical cord, and others, and they were
129 administered by different routes. The most relevant therapeutic preclinical studies that
130 support the use of MSCs for the treatment of ocular surface diseases are described
131 below.

132 *MSCs for the treatment of LSCD and corneal epithelial damage*

133 CLET is the current treatment of choice among the stem cell-based interventions for
134 LSCD. This surgical procedure aims to replace the destroyed limbal stem cell
135 population by an autologous or allogeneic cell population with full functionality [6, 7].
136 However, this treatment has some limitations such as the low availability of donor
137 tissues, or the difficulty in culturing the limbal epithelial cells [11]. Nevertheless, in
138 recent years MSCs have been shown to be safe and effective and therefore good
139 candidates for the treatment of LSCD [8, 11].

140 In experimental models of corneal epithelial damage and LSCD, transplantation of both
141 bone marrow- and adipose tissue-derived MSCs reduces the clinical signs of LSCD
142 such as neovascularization, corneal opacity, and epithelial defects (Fig. 10.1). The cells
143 can be administered using routes such as subconjunctival injection [28–36], topical
144 administration [37, 38], application of MSC-bearing amniotic membrane [39–43] or
145 MSC-bearing biopolymers [44–47], or by intravenous [48–53] and intraperitoneal
146 injection [51]. MSCs obtained from other cell sources such as limbal stroma [34, 54, 55]
147 or dental pulp [56] are also able to decrease these clinical signs in experimental models
148 of LSCD. The preclinical data have also demonstrated that transplantation of MSCs to
149 treat LSCD does not induce adverse events or toxicological effects, even with
150 xenogeneic transplantation [31, 37, 39, 40, 43, 49, 51, 53, 54, 56, 57].

151 The molecular mechanism(s) of MSC-based tissue restoration is not yet fully
152 understood. However, we do know that the transplanted cells reduce inflammation in
153 the ocular surface of experimental models of corneal epithelial damage or LSCD, both
154 by decreasing inflammatory infiltrates [32, 37–39, 42, 43, 57–59] and reducing pro-
155 inflammatory cytokines such as tumor necrosis factor alpha (TNF- α), IL-6, and IL-1 β ,
156 among others [28–30, 33, 36, 53]. In addition, some authors have described the tumor
157 necrosis factor-stimulated gene/protein-6 (TSG-6) as one of the molecules involved in
158 the anti-inflammatory effect of MSCs in the cornea [28, 36, 51, 53]. Furthermore, other
159 authors have also shown that MSCs have an antioxidant effect on the ocular surface of
160 experimental models of corneal burns or LSCD [45–47, 49, 51]. Some authors have
161 demonstrated migration and engraftment of the cells on the ocular surface after topical
162 administration [37–39, 41, 43, 56], subconjunctival injection [28, 33, 34, 54], and
163 intravenous injection [48, 50, 52, 58]. However, others did not observe the presence of
164 MSCs at the area of damage after topical administration on amniotic membranes [55],

165 or subconjunctival [29, 32, 36], intravenous, or intraperitoneal injections [51].
166 Therefore, the evidence suggests that MSCs can promote therapeutic effects at a
167 distance from the target tissues by releasing trophic factors.
168 Additionally, some preclinical data showed recovery of the differentiated corneal
169 epithelial cell markers cytokeratin (CK) 3 and CK12 [40, 42, 43, 47, 50, 56, 60] and the
170 limbal epithelial stem cell markers p63, CK15, and ATP-binding cassette sub-family G
171 member 2 [28, 40, 43, 50, 56, 58, 61] in the ocular surface of the MSC-transplanted
172 experimental LSCD models. Although transdifferentiation of MSCs into corneal and
173 limbal epithelial cells has not been demonstrated *in vivo*, MSCs seem to contribute to
174 the recovery of the corneal and limbal phenotype by secreting factors and helping
175 resident stem cells.

176 *MSCs for the treatment of DED*

177 DED is a multifactorial and inflammatory-based pathology [62] that affects between
178 5.5% and 35% of the world population [63]. It presents with varying severity of
179 symptoms such as pain and blurred vision, and the most severe cases can lead to corneal
180 ulcers, infections, and even perforations [64, 65]. DED is also characterized by an
181 increase of inflammatory molecules and reactive oxygen species and by a decrease of
182 anti-inflammatory and growth factors in the ocular surface [66, 67].

183 In this context, MSCs have been proposed as a possible treatment for patients affected
184 by the most severe forms of DED. MSCs isolated from bone marrow [68–72], adipose
185 tissue [73–75], or umbilical cord [76] have been therapeutically administered in
186 experimental *in vivo* DED models using different routes of delivery such as topical
187 application through eyedrops [69], intraorbital injection around or directly into lacrimal
188 glands [70, 73–75], and intraperitoneal [71] or intravenous injections [68, 72, 76, 77].

189 These studies have shown that MSC therapy to treat DED improves tear volume and
190 tear film stability [69–72, 74–76], maintains corneal epithelial integrity [72, 74],
191 increases the number of conjunctival goblet cells [69, 70], and reduces ocular surface
192 hyperemia [74–76]. Some studies also reported lacrimal gland regeneration [72, 77].
193 Moreover, several authors found decreased ocular surface inflammation following MSC
194 treatment. The reduced inflammation was associated with decreased lymphocytic foci
195 [71, 73] or CD4+ T cell infiltration [70], maintained or increased regulatory T cell
196 (Treg) and Th2 presence [68, 71, 72], modulation of macrophage infiltration [77] or
197 macrophage maturation [76], decreased proinflammatory factors such as TNF- α [72,
198 76], IL-1 [72], or IL-6 [76], and/or increased anti-inflammatory factors such as IL-10
199 [72, 76] or epidermal growth factor [72].

200 One of the most severe forms of DED occurs in the context of chronic graft-versus-host
201 disease (GVHD) that can develop after allogeneic hematopoietic stem cell
202 transplantation, appearing in 60% of patients [78]. GVHD with ocular damage
203 (oGVHD) is caused by the immune response produced by the immunocompetent cells
204 from the donor graft that “attack” the recipient ocular surface (conjunctiva, cornea,
205 limbus, and tear film) and all of the glands that produce tear components. This attack
206 produces chronic ocular inflammation and ocular tissue destruction [79–83].

207 Because of the high immunoregulatory and immunosuppressive capacity and the ocular
208 anti-inflammatory and ocular tissue regenerative potential of MSCs, they have been
209 successfully tested as therapy in *in vivo* models of DED associated with oGVHD [83–
210 86]. Subconjunctival injection of bone marrow-derived MSCs in a mouse model of
211 GVHD decreased both the presence of CD3+ T cells in corneal tissues and corneal
212 keratinization [84, 85]. In addition, other authors showed that for mice with GHVD,
213 MSCs can engraft into lacrimal gland tissues and secrete collagen type I that reduces the

214 pathogenic fibrosis of the gland [86]. All of these preclinical results suggest that MSCs
215 are a promising cell therapy to treat DED, although more studies are needed to optimize
216 it [87–89].

217 *MSCs promote corneal allograft survival*

218 Corneal transplantation or keratoplasty is the most frequent type of human tissue
219 transplant [90]. In low-risk patients, the survival rate of full-thickness corneal grafts at 1
220 year is around 90% (even without donor-recipient major histocompatibility complex
221 matching). However, in high-risk patients with corneal neovascularization and
222 inflammation, the long term prognosis is lower than 50% [91, 92]. Topical
223 corticosteroids are currently the most common immunosuppressive drugs used in
224 corneal transplantation. However, their effectiveness is lower in high-risk patients, and
225 prolonged application can provoke numerous side effects [93, 94]. Therefore,
226 alternative therapeutic strategies are required to improve the prognosis of long-term
227 corneal transplantation and to diminish the adverse side-effects of the current
228 pharmacological treatments.

229 Preclinical studies have shown that systemic and subconjunctival administration of
230 MSCs can prolong corneal allograft survival. Therefore, their administration in
231 combination with or in the absence of immunosuppressive drugs could help prevent
232 immune rejection of the corneal graft [95–97]. The mechanism by which MSCs
233 modulate corneal allograft survival has not been fully elucidated yet; however, it has
234 been associated with inhibition of antigen-presenting cell activation, change in Th1/Th2
235 balance, reduction of CD4⁺ T cell infiltration, and induction of Treg proliferation [95,
236 96, 98, 99]. These immunomodulatory and immunosuppressive actions are related to the
237 MSC-dependent secretion of soluble factors such as TSG-6, hepatocyte growth factor,
238 nitric oxide, and prostaglandin E2 [100, 101]. Despite the encouraging preclinical

239 results obtained so far, there are still many issues and challenges that need to be
240 overcome before the clinical application of this therapeutic approach in humans is
241 attempted. These include determination (1) if one or a few sources of MSCs produce
242 better clinical results than others, (2) the best dose and route of administration, and also
243 (3) the most effective frequency and timing of cell administration [95, 96].

244 **1.3 Clinical evidence of MSC efficacy in ocular surface pathology**

245 Most studies of ocular surface stem cell functional failure have focused on the LESC
246 that reside in the corneo-scleral limbal niche. However, there are several other potential
247 stem cell niches in the ocular surface that could help maintain cellular homeostasis of
248 the corneal stroma, conjunctiva, and meibomian glands [102]. And although the main
249 stem cell deficiency at the ocular surface is the LSCD, causing corneal opacity, other
250 pathologies are starting to be thought of as amenable to therapy with stem cells, as
251 reviewed in a previous section on pre-clinical studies. The following are the most
252 relevant ocular surface pathologies for which stem cell treatment, most specifically with
253 MSCs, have already been translated into clinical practice and published.

254 *MSCs for the treatment of LSCD*

255 The destruction or dysfunction of the stem cells residing in the limbal niche, leading to
256 LSCD, can have several etiologies: chemical injuries, immune-mediated cicatrizing
257 diseases of the ocular surface (e.g., Stevens-Johnson syndrome and its spectrum,
258 mucous membrane pemphigoid, atopic keratoconjunctivitis, ocular rosacea), sequelae of
259 infectious keratitis, or primary causes such as congenital aniridia or ectodermal
260 dysplasia. All of these conditions lead to neovascular pannus, an unstable corneal
261 surface, and eventually, visual deficit and chronic nociceptive pain [11]. Diseases
262 leading to LSCD are difficult to manage, requiring complex medical and surgical

263 approaches. Upon the development of LSCD, the problem becomes unsolvable unless
264 new stem cells can be provided in the correct location [103]. Since the first
265 transplantations of autologous limbal tissue in 1989 [104] and cultivated autologous
266 limbal cells in 1997 [105], to the more recent techniques of delivering limbal tissue
267 (simple limbal epithelial transplantation) in 2012 [106] or the cultivation of autologous
268 and allogeneic stem cells (reviewed in [11]), many cases have been successfully treated.
269 There is still a big need for the development of safer, more accessible techniques that
270 avoid the necessity of immunosuppression when the source of tissue or cells must be
271 allogeneic, as it is often the case in bilateral diseases. This can be achieved with MSCs
272 due to their many beneficial properties, especially the absence of immunogenicity. The
273 use of allogeneic bone marrow-derived MSCs has already been applied in the clinic. A
274 randomized controlled clinical trial demonstrated the benefits of this stem cell type,
275 which was assessed to be comparable and slightly superior to CLET in the management
276 of LSCD [8]. This methodology avoids the use of immunosuppression but can only be
277 applied in places where a Cell Processing Unit that complies with the accepted
278 standards of good manufacturing procedures [107] is available. Therefore, work must
279 progress to find solutions that are more accessible and that perhaps can do more to
280 replace the damage limbal niche instead of just providing stem cells.

281 *MSCs for the treatment of DED*

282 The most severe forms of DED are still difficult to manage with current therapies.
283 Undoubtedly, DED associated with chronic GVHD is one of the most, if not the most,
284 severe form of DED. It can be devastating with unbearable pain, photophobia, and
285 reduced quality of life [108]. The therapeutic efficacy of MSCs in the treatment of DED
286 was first reported in a 2012 clinical study of 22 chronic GVHD patients with refractory
287 DED. The patients were intravenously transfused with allogeneic MSCs, and 55%

288 achieved clinical improvement that was attributed to the generation of CD8+CD28-
289 Tcells [109].

290 In 2020, 7 patients with severe Sjögren's syndrome-associated DED were treated with
291 adipose tissue-derived MSCs that were delivered by a single transconjunctival injection
292 into the main lacrimal gland. The treatment was well tolerated, and patients showed
293 great improvement that lasted up to 16 weeks [110].

294 In 2022, a clinical trial demonstrated the beneficial effects of exosomes from human
295 umbilical cord MSCs that were administered as eyedrops to treat DED associated with
296 chronic GVHD in 14 patients [111]. Exosomes are a subtype of extracellular vesicles
297 (EVs) of endosomal origin with a size range of ~30 to ~200 nm in diameter. EVs are
298 lipid-encapsulated membranous vesicles that are released by cells into the extracellular
299 spaces and contain components (protein, DNA, and RNA) from the cells that release
300 them. While that trial was run for only 14 days, the signs and symptoms of the GVHD-
301 dependent DED were significantly mitigated. Thus, this cell-free approach for
302 delivering MSC components to treat DED in general and specifically DED associated
303 with chronic GVHD is promising. The long-term effects and safety remain to be
304 demonstrated, and MSC exosome-based therapy still faces challenges such as
305 determining the stability during storage and transport, and determination of the
306 heterogeneity of the exosome composition.

307 **1.4 Conclusions and future perspectives**

308 MSC-based therapies for ocular surface pathology, from corneal blindness due to
309 LSCD, to immune-based inflammatory diseases such as DED, or to corneal
310 transplantation, show great potential to reduce the onset of vision loss. Current
311 preclinical evidence has already been partially translated into clinical applications.
312 These studies, of course, still need to be confirmed with larger controlled clinical trials,

313 and some questions and technical problems remain to be solved. Among them, it should
314 be elucidated if some MSC sources are better than others, and what are the safest and
315 most clinically effective MSC doses and routes of administration. In addition, it is
316 essential to develop standardized protocols for the culture and characterization of MSCs
317 so that the results obtained in different preclinical and clinical centers can be properly
318 compared. Despite all the challenges and unknowns that remain, the future of MSCs in
319 the ocular surface is certainly promising (Fig. 10.2).

320 Over the last few years, EVs derived from MSCs have strongly emerged as a potential
321 alternative to MSC treatment. EVs appear to replicate many of the therapeutic effects of
322 MSCs but without most of the safety risks and regulatory issues related to live cell
323 therapies [112, 113]. As a consequence, MSC-derived EVs could represent a safer and
324 more cost-effective alternative than cell therapies with live MSCs. Currently, a lot of
325 preclinical evidence supports the idea that MSC-derived EV application in corneal
326 disease models induces anti-fibrotic, anti-apoptotic, and anti-inflammatory effects, and
327 that it promotes corneal epithelial cell proliferation. These observations are consistent
328 with the induction by EVs of accelerated corneal epithelial wound healing and reduced
329 corneal epithelial defects [114, 115]. The therapeutic development of EVs is still at an
330 early stage, and the EV mechanism of action in ocular surface diseases remains to be
331 fully elucidated. Nevertheless, the solid evidence obtained from preclinical studies
332 strongly suggests that, in the near future, isolated MSC-derived EVs could become a
333 new therapeutic strategy for patients suffering from ocular surface diseases.

334 **Take home notes**

- 335 • MSC-based treatments for ocular surface pathology have shown potential
336 therapeutic value.
- 337 • Preclinical studies have revealed that MSCs can prolong corneal allograft survival.

- 338 • Preclinical evidence supporting the use of MSCs for treating LSCD and DED has
339 already been translated into clinic practice.
- 340 • Although the results obtained so far on the use of MSCs for ocular surface
341 pathology are very encouraging, more preclinical and clinical studies are needed to
342 confirm them.
- 343 • The clinical future of MSC-based therapy, and potentially MSC-derived EV
344 therapy, in the ocular surface is undoubtedly very promising.

345 **Acknowledgment**

346 We thank B. Bromberg (Certified Editor in Life Sciences, Xenofile Editing) for his
347 assistance in the final editing and preparation of this manuscript. This work was funded
348 by the Ministry of Science and Innovation (grant PID2019-105525RB-100,
349 MICINN/FEDER, EU), Spain; the Carlos III National Institute of Health, CIBER-BBN
350 (CB06/01/003 MICINN/FEDER, EU), Spain; and the Regional Center for Regenerative
351 Medicine and Cell Therapy of Castilla y León, Spain.

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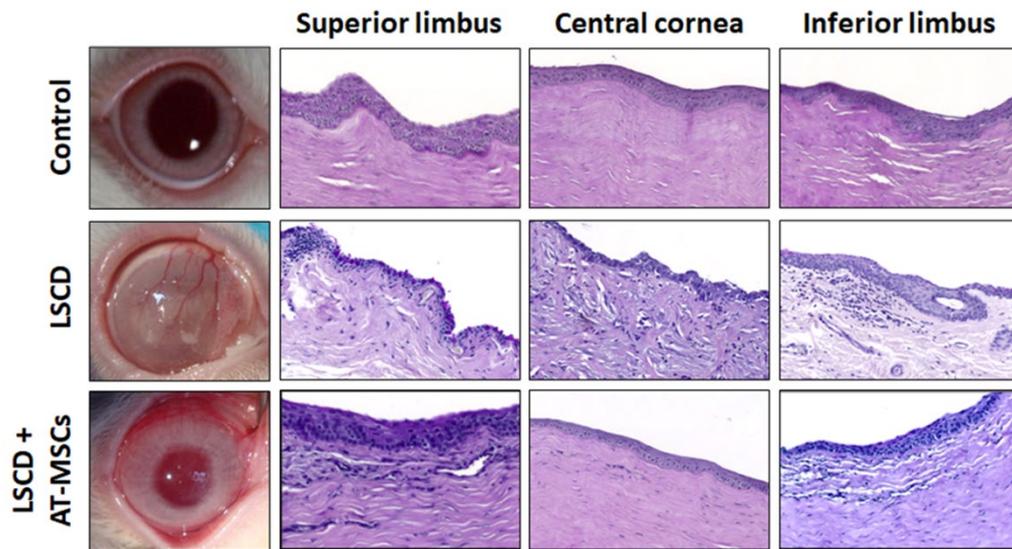
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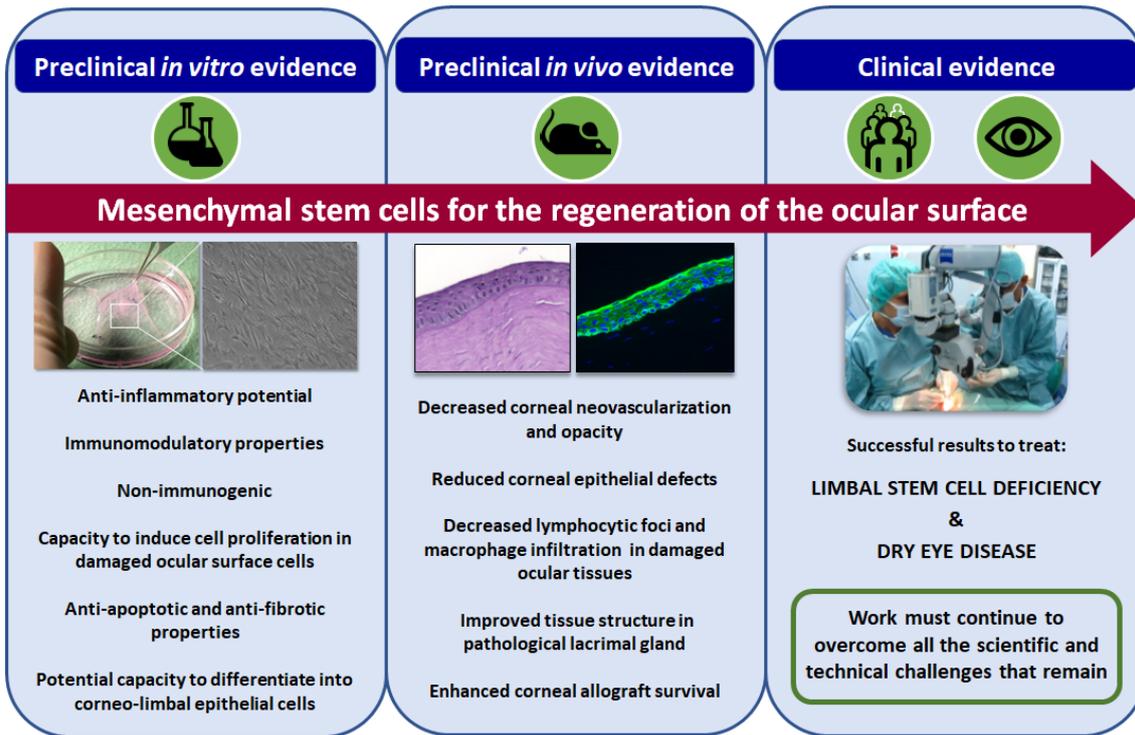


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759 **Fig. 15.1** Histological evaluation of ocular surface tissues from a rabbit model of
 760 **total limbal stem cell deficiency (LSCD) treated with human adipose tissue-derived**
 761 **mesenchymal stem cells (AT-MSCs).** Representative images of periodic acid-Schiff
 762 staining of ocular surface tissues obtained from healthy control eyes, untreated LSCD
 763 eyes, and LSCD eyes 8 weeks after being transplanted with AT-MSCs on amniotic
 764 membranes. Compared to healthy control eyes, untreated LSCD eyes had fewer
 765 epithelial layers, a disorganized corneal epithelium and stroma, and presence of
 766 inflammatory cells (in dark purple) in the stroma of the central cornea. However, LSCD
 767 eyes transplanted with AT-MSCs showed fewer inflammatory cells and less
 768 disorganization in the epithelium and stroma of the central cornea than the untreated
 769 eyes. (Results from Galindo et al. 2017)

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773 **Fig 15.2 Mesenchymal stem cells for the regeneration of the ocular surface:**

774 **from preclinical to clinical evidence**

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