

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON,
YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING
INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN
REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS:
YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

SPECIAL WARRANTY DEED

THE STATE OF TEXAS

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§ KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF HARRIS

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THAT SOUTHWESTERN BELL TELEPHONE COMPANY, a Delaware corporation, successor by merger to Southwestern Bell Telephone Company, a Missouri corporation ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by G HOLZ, LLC, a Texas limited liability company, ("Grantee"), whose mailing address is 5718 Westheimer Rd. #1440, Houston, Texas 77057, the receipt and sufficiency of which consideration is hereby acknowledged and confessed, has GRANTED, SOLD, AND CONVEYED, and by these presents does GRANT, SELL, AND CONVEY, unto Grantee all of the real property situated in Harris County, Texas, and being described in Exhibit A attached hereto, together with all improvements thereon (the "Property"). The provisions hereof shall be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns.

This Special Warranty Deed is made by Grantor and is accepted by Grantee subject to the matters set forth on Exhibit B attached hereto (the "Permitted Exceptions").

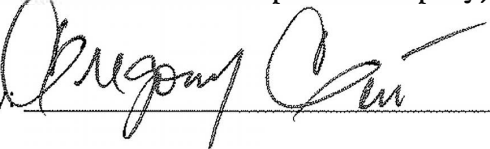
TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging unto Grantee and Grantee's successors and assigns, forever; and, subject to all of the matters set forth or referred to herein, Grantor does hereby bind Grantor and Grantor's successors and assigns to WARRANT and FOREVER DEFEND all and singular the Property unto Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under Grantor, but not otherwise.

EXCEPT FOR THE WARRANTY OF TITLE HEREIN AND THE REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AND AGREEMENTS EXPRESSLY SET FORTH IN THAT CERTAIN AGREEMENT OF PURCHASE AND SALE BY AND BETWEEN GRANTEE AS SELLER AND GRANTOR AS PURCHASER DATED JUNE 26, 2020, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY REVOKES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTEES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES WHICH GRANTEE

MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OR LACK OF REPAIR OF THE PROPERTY, OR (H) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY; AND EXCEPT FOR THE WARRANTY OF TITLE HEREIN AND THE REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AND AGREEMENTS EXPRESSLY SET FORTH IN THAT CERTAIN AGREEMENT OF PURCHASE AND SALE BY AND BETWEEN GRANTEE AS SELLER AND GRANTOR AS PURCHASER DATED JUNE 26, 2020, SPECIFICALLY, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY, OF ANY HAZARDOUS MATERIALS OR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ANY SUBSTANCES OR MATERIALS WHICH ARE NOW OR HEREAFTER MAY BE CLASSIFIED OR CONSIDERED TO BE HAZARDOUS OR TOXIC UNDER ANY FEDERAL, STATE OR MUNICIPAL STATUTES, REGULATIONS, RULES, ORDINANCES, ORDERS, DECREES, OR ANY OTHER MANDATE, IN ANY FORM WHATEVER, HAVING THE FORCE AND EFFECT OF LAW, INCLUDING BUT NOT LIMITED TO THE COMMON LAW OR ANY OTHER APPLICABLE RULES OF LAW. TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE "AS IS" AND WITH ALL FAULTS.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed by Grantor on the date of acknowledgement below; to be effective October 16, 2020.

Southwestern Bell Telephone Company, a Delaware corporation

By:  _____

Print Name: Gregory Geis

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Bexar Ss.

BEFORE ME, the undersigned authority, on this 15th day of October, 2020, personally appeared Gregory Geis, known to me to be the person whose name is subscribed to the foregoing instrument as a Senior Manager of Corporate Real Estate Portfolio Management of **Southwestern Bell Telephone Company**, a Delaware corporation and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of the corporation.



(SEAL)

Notary Public for the State of Texas

Signature: Stephanie A Walley
Print Name: STEPHANIE A WALLEY
Residing at: San Antonio TX
Commission date: 12/20/2014
My commission expires: 12/20/2022

The undersigned hereby accepts the deed as executed.

PURCHASER:

G Holz, LLC,
a Texas limited liability company

By: _____

Name: Kareem Gamal

Title: Manager

STATE OF TEXAS
COUNTY OF HARRIS

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SWORN AND SUBSCRIBED TO BEFORE ME, the undersigned authority by
Kareem Gamal as manager for G Holz, LLC, a Texas limited liability
company, on this 15 day of October 2020.



Diana Argueta
Notary Public, State of Texas
Printed Name of Notary: Diana Argueta
My Commission Expires: 1-23-2021

EXHIBIT "A" TO SPECIAL WARRANTY DEED

BEING: 1.9885 ACRES OF LAND LOCATED IN THE ABRAHAM SCALES SURVEY, ABSTRACT NO. 687, HARRIS COUNTY, TEXAS, KNOWN AS LOT 1, BLOCK 1, OF AN UNRECORDED SUBDIVISION, DEEDED TO SOUTHWESTERN BELL TELEPHONE COMPANY, RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER E018423, SAID 1.9885 ACRES