

QUITCLAIM

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.

Date: January 28, 2019

Grantor: WILLIAM A. GOOD

Grantor's Mailing Address: 7826 Eastern Avenue, Wyndmoor, Pennsylvania 19038-8514

Grantee: SP PARTNERS HEIGHTS HOLDINGS, LLC, a Texas limited liability company

Grantee's Mailing Address: 9811 Katy Freeway, Suite 925, Houston, Texas 77024

Consideration: Ten and No/100 Dollars (\$10.00) and other good and valuable cash consideration

Property (including any improvements):

15,675 square feet, more or less, as further described and depicted on Exhibit A attached hereto and incorporated herein by reference.

For the Consideration, Grantor quitclaims to Grantee all of Grantor's right, title, and interest in and to the Property, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Neither Grantor nor Grantor's heirs, successors, or assigns will have, claim, or demand any right or title to the Property or any part of it.

When the context requires, singular nouns and pronouns include the plural.

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