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PARTIAL RELEASE AND ACKNOWLEDGMENT

THE STATE OF TEXAS §
 § KNOWN ALL MEN BY THESE PRESENTS:
COUNTY OF FORT BEND §

WHEREAS, 99 GRAND MISSION, LLC, a Texas limited liability company ("Borrower"), executed (i) a Deed of Trust dated November 16, 2007 in favor of Jay Rogers, Trustee filed for record under Fort Bend County Clerk's File No. 2007141736 (the "First DOT"), securing INTERNATIONAL BANK OF COMMERCE in the payment of one note of even date therewith in the principal sum of \$9,068,000.00, additionally secured by vendor's lien retained in deed of even date therewith filed for record under Fort Bend County Clerk's File No. 2007141735 (the "Vendor's Lien"), additionally secured by Assignment of Leases filed for record under Fort Bend County Clerk's File No. 2007141737 (the "Assignment of Leases"), additionally secured by Assignment of Contracts filed for record under Fort Bend County Clerk's File No. 2007141740 (the "Assignment of Contracts"), and (ii) a Deed of Trust dated March 22, 2011 in favor of Jay Rogers, Trustee filed for record under Fort Bend County Clerk's File No. 2011026807 (the "Second DOT"), securing INTERNATIONAL BANK OF COMMERCE in the payment of one note of even date therewith in the principal sum of \$974,893.00, additionally secured by Assignment of Reimbursables filed for record under Fort Bend County Clerk's File No. 2011026808 (the "Assignment of Reimbursables") (the First DOT, Vendor's Lien, Assignment of Leases, Assignment of Contracts, Second DOT and Assignment of Reimbursables are collectively referred to herein as the "IBC Lien");

WHEREAS, the undersigned is the owner and holder of the IBC Lien and desires to acknowledge that the IBC Lien does not encumber the property described on Exhibit A hereof (the "Property") and files this instrument to release of record the IBC Lien from the Property;

NOW, THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, the undersigned hereby acknowledges that the IBC Lien does not encumber the Property and releases the IBC Lien from the Property. This is a PARTIAL RELEASE only. The IBC Lien is released as to the Property only, and as to all other property covered by the IBC Lien, the IBC Lien shall remain in full force and effect, unchanged and unaffected by this partial release.

EXECUTED and effective this 24th day of July, 2013.

INTERNATIONAL BANK OF COMMERCE

By: [Signature]
Name: Jeff Samples
Title: President

AS PER ORIGINAL

Partial Release, Page 1

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 24th day of July,
2013, by Jeff Samples, the President of
International Bank of Commerce, on behalf of said bank.

TSS
Notary Public

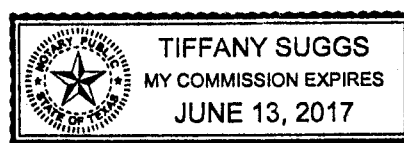


EXHIBIT A
TO PARTIAL RELEASE

LEGAL DESCRIPTION OF PROPERTY RELEASED FROM LIEN

10.3438 ACRES OF LAND OUT OF THE
WILLIAM MORTON LEAGUE, A-62
FORT BEND COUNTY, TEXAS

All that certain 10.3438 acres of land out of the William Morton League, A-62 and being a portion of that certain called 134.247 acre tract of land described in a deed dated 11-16-2007 from the State of Texas to 99 Grand Mission LLC filed in the Official Public Records of Real Property of Fort Bend County, Texas at Clerk's File No. 2007141735, and being more particularly described by metes and bounds as follows, all coordinates and bearings being referred to the Texas Coordinate System of 1983, South Central Zone, all distances shown are surface and may be converted to grid by multiplying by a combined scale factor of 0.999870.

BEGINNING at a found 5/8" iron rod with cap marking the northwest corner of said called 134.247 acre tract and being on the south right-of-way line of Morton Road (width varies) having Texas Plane Coordinates of Y=13805578.76, X=3008497.95;

THENCE N86°56'47" E - 457.79', with said south right-of-way to a point on a curve to the right having a central angle of 08°19'50", a radius of 2,060.00', a chord which bears S71°19'22" E - 299.25';

THENCE with said curve to the right and with the northeasterly right-of-way line of West Bellfort Road (120' wide) for an arc distance of 299.51' to a point marking a 25' radius cutback line for the intersection of the westerly line of Morton Road and being a Point of Compound Curvature of a curve to the left having a central angle of 84°36'31", a radius of 25.00', a chord which bears N70°32'17"E - 33.65';

THENCE with said curve to the left and with said 25' radius cutback line for an arc distance 36.92' to a point marking the Point of Reverse Curvature of a curve to the right having a central angle of 24°25'46", a radius of 330.00', a chord which bears N40°26'55"E - 139.64';

THENCE with said curve to the right and with said westerly right-of-way line (60' wide) for an arc distance 140.70' to a point for corner;

THENCE N86°56'48" E - 208.38', with the south right-of-way line of said Morton Road to a point for corner;

THENCE S82°22'00" W - 44.20', with the easterly right-of-way line of said Morton Road to a point for the Point of Curvature of a curve to the left having a central angle of 52°23'17", a radius of 270.00', a chord which bears S56°10'21"W - 238.36';

THENCE with said curve to the left and continuing with said easterly right-of-way line for an arc distance 246.87' to a point marking a 25' radius cutback line for the intersection with the northeasterly right-of-way line of said West Bellfort Road and being a Point of Compound Curvature of a curve to the left having a central angle of $94^{\circ}06'10''$, a radius of 25.00', a chord which bears $S17^{\circ}04'23'' E - 36.60'$;

THENCE with said curve to the left and with said 25' radius cutback line for an arc distance 41.06' to the to a point for the Point of Reverse Curvature of curve to the right having a central angle of $20^{\circ}45'50''$, a radius of 2,060.00', a chord which bears $S53^{\circ}44'33'' E - 742.46'$;

THENCE with said curve to the right and said northeasterly right-of-way line for an arc distance 746.54' to a point for the end of curve;

THENCE $S 43^{\circ}22'34'' E - 119.78'$, continuing with said northeasterly right-of-way line to a point for the beginning of a curve to the left having a central angle of $49^{\circ}34'09''$, a radius of 1,940.00', a chord which bears $S68^{\circ}08'52'' E - 1,626.52'$;

THENCE with said curve to the left and continuing with said northeasterly right-of-way line for an arc distance 1,678.38' to a point for the end of curve;

THENCE $N87^{\circ}04'00'' E - 83.78'$, with the north right-of-way line of said West Bellfort Road to a point marking the Point of Curvature of a curve to the left having a central angle of $08^{\circ}53'52''$, a radius of 500.00', a chord which bears $N82^{\circ}37'04'' E - 77.57'$;

THENCE with said curve to the left and continuing with said north right-of-way line for an arc distance 77.65' to a point marking the Point of Reverse Curvature of a curve to the right having a central angle of $08^{\circ}53'52''$, a radius of 500.00', a chord which bears $N82^{\circ}37'04'' E - 77.57'$;

THENCE with said curve to the right and continuing with said north right-of-way line to a point marking the Point of Tangency;

THENCE $N87^{\circ}04'00'' E - 150.56'$, continuing with said north right-of-way line to a point for corner;

THENCE $S02^{\circ}56'00'' E - 144.12'$, with the west right-of-way line of Harlem Road (width varies, as widened) to a point for corner;

THENCE $S87^{\circ}04'00'' W - 133.15'$, with the south right-of-way line of said West Bellfort Road to a point marking the Point of Curvature of a curve to the right having a central angle of $07^{\circ}15'35''$, a radius of 500.00', a chord which bears $N89^{\circ}18'12'' W - 63.31'$;

THENCE with said curve to the right and continuing with said south right-of-way line for an arc distance 63.35' to a point marking the Point of Tangency;

THENCE N85°40'25" W - 32.20', continuing with said north right-of-way line to a point marking the Point of Curvature of a curve to the left having a central angle of 07°15'35", a radius of 500.00', a chord which bears N89°18'12" W - 63.31';

THENCE with said curve to the left and continuing with said north right-of-way line for an arc distance 63.35' to a point for the Point of Tangency;

THENCE S87°04'00" W - 97.56', continuing with said north right-of-way line to a point marking the beginning of a curve to the right having a central angle of 49°34'09", a radius of 2,060.00', a chord which bears N68°08'52" W - 1,727.13';

THENCE with said curve to the right and with the southwesterly right-of-way line of said West Belfort Road for an arc distance 1,782.20' to a point for the end of curve;

THENCE N43°22'34" W - 119.79', continuing with said southwesterly right-of-way line to a point marking the beginning of a curve to the left having a central angle of 44°51'41", a radius of 1,940.00', a chord which bears N65°47'29" W - 1,480.48';

THENCE with said curve to the left and continuing with said southwesterly right-of-way line for an arc distance 1,518.98' to a point for corner;

THENCE N02°06'07" W - 30.85', with the west line of said called 134.247 acre tract to the POINT OF BEGINNING and containing 10.3438 acres, (450,577 square feet) of land, more or less.

Compiled from survey by:
Prejean & Company, Inc
Job No. 173-101
Date: 05-03-2013

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Exhibit A to Partial Release

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas

August 14, 2013 01:37:55 PM

FEE: \$0.00 ER
PARTREL



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