

or its operation with any laws, ordinances or regulations of any governmental entity or body. Grantee acknowledges that Grantee has inspected the Property and that Grantee is relying solely on Grantee's own investigation of the same and not on any information provided or to be provided by or on behalf of Grantor. Grantee further acknowledges that, with respect to any information provided with respect to the Property, Grantor (1) has not made any independent investigation or verification of such information; and (2) does not make any representation or warranty as to the accuracy or completeness of such information. This conveyance is made on as "AS IS," "WHERE IS," and "WITH ALL FAULTS" basis, and Grantee expressly acknowledges that, except as otherwise specified herein, Grantor has made no warranty or representation, express or implied, or arising by operation of law, including, but not limited to, any warranty of condition or title (except as specifically set forth and limited in this instrument), all such representations and warranties, as well as any implied warranties being hereby expressly disclaimed.

By Grantee's acceptance of this instrument, Grantee agrees that Grantor shall not be responsible or liable to Grantee for any conditions affecting the Property, as Grantee is acquiring the same "AS IS," "WHERE IS," and "WITH ALL FAULTS." Grantee or anyone claiming by, through or under Grantee, hereby fully releases Grantor, Grantor's employees, officers, directors, representatives, attorneys and agents (each a "Grantor Party" and collectively, "Grantor Parties") from any and all claims that Grantee may now have or hereafter acquires against Grantor or any Grantor Party for any costs, loss, liability, damage, expense, demand, action or cause of action arising from or related to any conditions affecting the Property. Grantee further acknowledges and agrees that this release shall be given full force and effect according to each of its expressed terms and provisions, including but not limited to, those relating to unknown and unsuspected claims, damages and causes of action. This covenant releasing Grantor and the Grantor Parties shall be a covenant running with the Property and shall be binding upon Grantee, and Grantee's successors and assigns. Grantor hereby assigns without recourse or representation of any nature to Grantee, effective upon the execution and delivery hereof, any and all claims that Grantor may have for any such errors, omissions or defects in the Property. As a material covenant and condition of this instrument, Grantee agrees that in the event of any defects or other conditions affecting the Property, Grantee shall look solely to Grantor's predecessors or to such contractors and consultants as may have contracted for work in connection with the Property for any redress or relief. Upon the assignment by Grantor of Grantor's claims, Grantee releases Grantor and all Grantor Parties of all rights, express or implied, grantee may have against Grantor arising out of or resulting from any defects in the Property. Grantee further understands that some of Grantor's predecessors in interest may be or become insolvent, bankrupt, judgment proof or otherwise incapable of responding in damages and Grantee may have no remedy against such predecessor, contractors or consultants.

To the extent not prohibited by applicable law, Grantee hereby agrees to indemnify, protect, defend, save and hold harmless Grantor, and each Grantor Party from and against any and all debts, duties, obligations, liabilities, suits, claims, demands, causes of action, damages, losses, costs and expenses (including without limitation, attorneys' fees and expenses and court costs) in any way relating to, connected with, or arising out of the Property or the ownership, leasing, use, operation, maintenance and management thereof from and after the date hereof, including

without limitation, the cost of any removal of hazardous substances or contaminants from the Property and other items conveyed hereunder.

IN WITNESS WHEREOF, this instrument is executed on this the 27th day of June, 2016.

JPMORGAN CHASE BANK, N.A.

By: *R. Alan Green*
Name: R. Alan Green
Title: Special Credits Risk Director

ACKNOWLEDGMENT

THE STATE OF TEXAS

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COUNTY OF DALLAS

This instrument was acknowledged before me on June 27, 2016 by R. Alan Green, a Special Credits Risk Director of JPMorgan Chase Bank, N.A., a national banking association, on behalf of said banking association.

Barbara J. Gray
Notary Public in and for the State of
Texas
My commission expires: 7-8-18

