

ASSIGNMENT OF LEASES

THIS ASSIGNMENT OF LEASES (this "Assignment") is executed as of the 27th day of September, 2023, by and between **Panther Acquisition Partners, Ltd.**, a Texas limited partnership ("Assignor") and **Panther Island Partners, LP**, a Texas limited partnership ("Assignee").

WHEREAS, Assignee is this day acquiring from Assignor and Assignor is conveying to Assignee the real property described on Exhibit "A" attached hereto (the "Property").

WHEREAS, Assignor desires to transfer and assign to Assignee, and Assignee desires to assume as herein provided, all of Assignor's right, title and interest in and to all of the leases set forth on Exhibit "B" attached hereto and made a part hereof (the "Leases").

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Assignor hereby transfers and assigns to Assignee all right, title and interest of Assignor in and to the Leases.
2. This Assignment shall constitute a direction and full authority to any person or entity that is a party to the Leases to perform such party's obligations thereunder for the benefit of Assignee without further proof to any such party of the assignment to Assignee of the Leases.
3. Assignee hereby affirmatively and unconditionally assumes all of the obligations and liabilities of Assignor under the Leases arising from and after the date hereof.
4. This Assignment may be executed in any number of counterparts, each of which may be executed by any one or more of the parties hereto, but all of which shall constitute one and the same instrument, and shall be binding and effective when all parties hereto have executed and delivered at least one counterpart.
5. The terms and provisions of this Assignment shall be binding upon and inure to the benefit of the respective parties hereto, and their respective successors and assigns.

[signature page(s) follow]

IN WITNESS WHEREOF, the parties hereto have caused this Assignment to be duly executed as of the day and year first written above.

ASSIGNOR:

Panther Acquisition Partners, Ltd.,
a Texas limited partnership

By: Panther Acquisition GP, LLC,
a Texas limited liability company
its general partner

By: 
Andrew A. Schatte, Manager

ASSIGNEE:

Panther Island Partners, LP,
a Texas limited partnership

By: PANTHER ISLAND PARTNERS GP, LP,
a Texas limited partnership
its general partner

By: Panther Island Partners Master GP, LLC,
a Texas limited liability company,
its general partner

By: _____
Name: _____
Title: _____

IN WITNESS WHEREOF, the parties hereto have caused this Assignment to be duly executed as of the day and year first written above.

ASSIGNOR:

Panther Acquisition Partners, Ltd.,
a Texas limited partnership

By: Panther Acquisition GP, LLC,
a Texas limited liability company
its general partner

By: _____
Andrew A. Schatte, Manager

ASSIGNEE:

Panther Island Partners, LP,
a Texas limited partnership

By: PANTHER ISLAND PARTNERS GP, LP,
a Texas limited partnership
its general partner

By: Panther Island Partners Master GP, LLC,
a Texas limited liability company,
its general partner

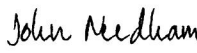
DocuSigned by:

By: _____
Name: John Needham
Title: Individual

EXHIBIT "A"
TO ASSIGNMENT OF LEASES

Real Property Description

TRACTS IV & V:

BEING 2.755 acres of land comprised of all of Lots 1 thru 36, Block 20, North Fort Worth Townsite Company's Subdivision, an Addition to the City of Fort Worth, Tarrant County, Texas, according to the plat recorded in Volume 204-A, Page 117, of the Plat Records of Tarrant County, Texas, and also incorporating the alley crossing said Block 20, North Fort Worth Townsite Company's Subdivision, closed by City Ordinance No. 2336, and recorded in Volume 2063, Page 112, of the Deed Records of Tarrant County, Texas. Said 2.755 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a $\frac{3}{8}$ " iron rod found at the South corner of said Lot 1, Block 20, North Fort Worth Townsite Company's Subdivision, and said Point of Beginning being the intersection of the Northeast right-of-way line of North Commerce Street (a 70 foot wide public right-of-way) and the Northwest right-of-way line of Northeast 5th Street (a 60 foot wide public right-of-way), and said POINT OF BEGINNING also having Texas State Plane Grid Coordinates NC Zone (4202) N: 6,963,532.0650 and E: 2,325,796.9520;

THENCE N 30° 03' 06" W 600.00 feet, along the Southwest boundary line of said Block 20, and the Northeast right-of-way line of said North Commerce Street, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set at the West corner of Lot 24, of said Block 20, lying at the intersection of the Southeast right-of-way line of Northeast 6th Street (a 60 foot wide public right-of-way);

THENCE N 59° 56' 54" E 200.00 feet, along the Northwest boundary line of said Block 20 and the Southeast right-of-way line of said Northeast 6th Street, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set at the North corner of Lot 25, of said Block 20, lying at the intersection of the Southwest right-of-way line of North Calhoun Street (a 70 foot wide public right-of-way);

THENCE S 30° 03' 06" E 600.00 feet, along the Northeast boundary line of said Block 20 and the Southwest right-of-way line of said North Calhoun Street and the Southwest boundary line of that portion of North Calhoun Street, closed by City Ordinance No. 2336, and recorded in Volume 2063, Page 112, of the Deed Records of Tarrant County, Texas, to a $\frac{1}{2}$ " iron rod marked "Brittain & Crawford" set at the East corner of Lot 36, of said Block 20, lying at the intersection of the Northwest right-of-way line of aforesaid Northeast 5th Street;

THENCE S 59° 56' 54" W 200.00 feet, along the Southeast boundary line of said Block 20 and the Northwest right-of-way line of said Northeast 5th Street, to the POINT OF BEGINNING containing 2.755 acres (120,000 square feet) of land.

EXHIBIT B
TO ASSIGNMENT OF LEASES

Leases

1. Parking Lot Lease dated April 30, 2019 between Panther Acquisition Partners, Ltd. as landlord and Tarrant County as tenant, as amended by that certain First Amendment to Lease Agreement (undated), that certain Second Amendment to Lease Agreement dated January 4, 2022, that certain Third Amendment to Lease Agreement dated June 7, 2022, and that certain Fourth Amendment to Lease Agreement dated September 27, 2022.
2. PARKING AGREEMENT entered into effective August 2, 2019, by and between Tarrant Regional Water District and Panther Acquisition Partners, Ltd., a Texas limited partnership. Notice of termination of this lease has been given to the tenant such notice being dated May 19, 2023.