

GRANTOR: 601 SPRUCE STREET INVESTMENT PARTNERS, LLC
PROPERTY ADDRESS: S. FIFTH STREET AND N. SPRUCE STREET, PERKASIE,
PA 18944 ("PROPERTY")

PARTIAL TERMINATION OF ENVIRONMENTAL COVENANT

The Environmental Covenant that was recorded on 2/11/2011, at Deed Book 6653, Page 1361 in the Bucks County Deed Recorders Office (the "Environmental Covenant"), for the Property identified herein is hereby partially terminated by consent of the Pennsylvania Department of Environmental Protection (the "Department") and the current owner of the Property, 601 Spruce Street Investment Partners, LLC, A Pennsylvania Limited Liability Company ("Owner"), in accordance with Sections 9 and 10 of the Pennsylvania Uniform Environmental Covenants Act, 27 Pa. C.S. §§ 6509 and 6510, and Paragraph 10 of the Environmental Covenant. Because the portion of the Property subject to this partial termination has never been developed, the restrictions contained in the Environmental Covenant are not necessary for the portion of the Property identified as Bucks County Parcel Identification Nos. TMP #'s 33-005-125 and 33-005-135 (the "Released Parcel"), as more fully shown on Exhibit A attached hereto. It is the intent of the parties hereto to have the Environmental Covenant remain in place for the remainder of the Property outside of the Released Parcel, consisting of Bucks County Identification Nos. TMP #'s 33-005-036-001, 33-005-036-002, and 33-005-107-00, also as shown on Exhibit A attached hereto.

Property affected. The property affected by the Environmental Covenant hereby terminated (the Released Parcel) is located in the Borough of Perkasio, Bucks County, Pennsylvania (the "Property").

The County Parcel Identification Nos. of the Released Parcel are: TMP #'s 33-005-125 and 33-005-135.

The latitude and longitude of the center of TMP # 33-005-125 (in decimal degrees) is 40.370677, -75.298044 and for the center of TMP # 33-005-135 (in decimal degrees) is 40.370313, -75.297497.

The DEP Primary Facility ID# is: 602302.

ACKNOWLEDGMENTS by the Owner and the Department, in the following form:

OWNER: 601 Spruce Street Investment Partners, LLC

Date:

By: Peggy Cassidy

Name: Peggy Cassidy

Title: President

APPROVED, by Commonwealth of Pennsylvania,
Department of Environmental Protection
2 East Main Street, Norristown, PA 19401

Date: 5/20/2020

By: Ragesh R. Patel

Name: Ragesh R. Patel

Title: Environmental Cleanup and
Brownfields Program Manager

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF Montgomery) SS:

On this 15th day of April, 2020, before me, the undersigned officer, personally appeared Peggy Cassidy, who acknowledged herself to be the President of 601 Spruce Street Investment Partners, LLC, and that she, as such President, being authorized to do so, executed this Partial Termination of Environmental Covenant, and for the purposes therein contained, by signing the name of the company as President.

Commonwealth of Pennsylvania - Notary Seal
KAREN L. VAN ARTSDALEN, Notary Public
Montgomery County
My Commission Expires December 5, 2023
Commission Number 1170590

In witness whereof, I hereunto set my hand and official seal.

Karen L. Van Artsdalen
Notary Public

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF Montgomery) SS:

On this 20th day of May, 2020, before me, the undersigned officer, personally appeared Mr. Ragesh R. Patel, who acknowledged himself to be the Environmental Cleanup and Brownfields Program Manager of the Commonwealth of Pennsylvania, Department of Environmental Protection, Southeastern Region, whose name is subscribed to this Termination of Environmental Covenant, and acknowledged that he executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Vanetta Bouknight Ross
Notary Public

Commonwealth of Pennsylvania - Notary Seal
Vanetta Bouknight Ross, Notary Public
Montgomery County
My commission expires December 1, 2021
Commission number 1193448
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES