

**ASSIGNMENT OF DECLARANT RIGHTS
(REGENT SQUARE BROWNSTONES)**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This ASSIGNMENT OF DECLARANT RIGHTS (this “*Assignment*”) is made and entered into as of May 2 , 2019 (the “*Effective Date*”), by and between LL REGENT KINGWOOD LP, a Texas limited partnership (“*Assignor*”) and WAN BRIDGE LAND LLC, a Texas limited liability company (“*Assignee*”).

FOR VALUE RECEIVED, Assignor in its capacity as declarant under the Declaration (hereinafter defined) hereby grants, conveys, sells, assigns and transfers to Assignee all of Assignor’s rights, authority, privileges, interest, and obligations (collectively, the “*Declarant Rights*”) as declarant under that certain Declaration of Covenants, Conditions, Restrictions and Easements for Regent Square Brownstones recorded under Clerk’s File No. 20080599671 in the Official Public Records of Real Property of Harris County, Texas, as the same may have been amended (the “*Declaration*”).

Assignee hereby assumes all the Declarant Rights and obligations under the Declaration from and after the Effective Date and agrees, for the benefit of Assignee, to perform and discharge all the Declarant Rights and obligations under the Declaration from and after the Effective Date.

As part of the consideration for this Assignment, Assignee also assumes all Assignor's obligations, if any, for all deficits in the Regent Square Brownstones Community Association, Inc.'s financial accounts that exist on, before, and after the Effective Date regardless of how the deficit was created. Furthermore, Assignee also assumes and agrees to fund all deficits in the Regent Square Brownstones Community Association, Inc.'s financial accounts and in the “Funds Available to the Association” (as that term is defined in the Declaration) account that exist **on, before, and after** the Effective Date.

This Assignment may be executed in several counterparts, and/or by execution of counterpart signature pages which may be attached to one or more counterpart, and all so executed shall constitute one Assignment binding on Assignor and Assignee, notwithstanding that Assignor and Assignee are not signatory to the original or the same counterpart.

All the terms of this Assignment, whether so expressed or not, shall be binding upon and inure to the benefit of the respective successors and assigns of Assignor and Assignee.

[SIGNATURE PAGES FOLLOW]

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be duly executed as of the Effective Date set forth above.

ASSIGNOR:

LL REGENT KINGWOOD LP,
a Texas limited partnership

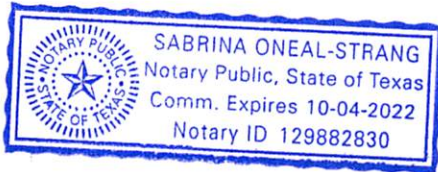
By: LL Regent Kingwood GP LLC,
a Texas limited liability company
Its General Partner

By: _____

Rocky Lai, President

THE STATE OF TEXAS §
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COUNTY OF HARRIS §

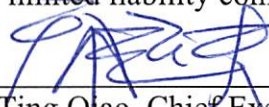
This instrument was acknowledged before me on February 20, 2020, by Rocky Lai, the President of LL Regent Kingwood GP LLC, a Texas limited liability company, the General Partner of LL REGENT KINGWOOD LP, a Texas limited partnership, on behalf of said entity.



Notary Public – State of Texas

ASSIGNEE:

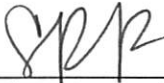
WAN BRIDGE LAND LLC,
a Texas limited liability company

By: 

Ting Qiao, Chief Executive Officer

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 §
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This instrument was acknowledged before me on February 18, 2020, ~~2019~~,
by Ting Qiao, the Member of WAN BRIDGE LAND LLC, a Texas limited liability
company, on behalf of said entity.



Notary Public – State of Texas

