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PREPARED BY AND UPON
RECORDATION RETURN TO:

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Atlanta, Georgia 30308-2216

Doc#: 1327745067 Fee: \$60.00
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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/04/2013 02:13 PM Pg: 1 of 12

ASSIGNMENT OF LEASES AND RENTS

TR 120 S. LASALLE CORP., a Delaware corporation

(Borrower)

To

SUNTRUST BANK, a Georgia banking corporation,
as Administrative Agent for the benefit of the Lenders

(Administrative Agent)

October 1, 2013

Location: 120 South LaSalle Street
Chicago, Cook County, Illinois 60603

NTS# 13000031917-2 of 4

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ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT OF LEASES AND RENTS (this “**Assignment**”) made as of October 1, 2013, by **TR 120 S. LASALLE CORP.**, a Delaware corporation, having an address of c/o LPC Realty Advisors I, LP, 120 North LaSalle Street, Suite 1750, Chicago, Illinois 60602, Attention: Jenifer Ratcliffe (together with its permitted successors and assigns, collectively, “**Borrower**”) to **SUNTRUST BANK**, a Georgia banking corporation, as Administrative Agent for the benefit of the Lenders (as defined in the Loan Agreement), having an address at 211 Perimeter Center Parkway, Suite 100, Atlanta, GA 30345, Attention: Legal Notice Specialist (together with its successors and assigns, collectively, “**Administrative Agent**”).

WITNESSETH:

A. This Assignment is given in connection with a loan in the principal sum of [EIGHTY MILLION AND NO/100 DOLLARS (\$80,000,000.00)] (the “Loan”) made by the Lenders to Borrower pursuant to that certain Loan Agreement dated as of the date hereof between Administrative Agent, Lenders, Borrower and TR 183 W. Monroe Garage LLC, a Delaware limited liability company (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, the “Loan Agreement”) and evidenced by one or more Promissory Notes dated the date hereof made by Borrower to the Lenders (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time, collectively, the “Note”). Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to such terms in the Loan Agreement.

B. The Note is secured by that certain Mortgage, Assignment of Leases and Rents and Security Agreement, of even date herewith for property located at 120 S. LaSalle Street, Chicago, Illinois (“120 LaSalle Security Instrument”) and that certain Mortgage, Assignment of Leases and Rents and Security Agreement, of even date herewith for property located at 183 W. Monroe Street, Chicago, Illinois (“183 Monroe Security Instrument,” collectively with the 120 LaSalle Security Instrument, the “Security Instruments”, as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time) from Borrower to Administrative Agent, for the benefit of the Lenders.

C. Borrower desires to further secure the payment and performance of the Obligations under the Note, the Loan Agreement and the other Loan Documents.

NOW THEREFORE, in consideration of the making of the Loan by Administrative Agent and the other Lenders and the covenants, agreements, representations and warranties set forth in this Assignment:

ARTICLE 1 **ASSIGNMENT**

Section 1.1 Property Assigned. Borrower hereby absolutely and unconditionally assigns and grants to Administrative Agent, for the benefit of the Lenders, the following property, rights, interests and estates, now owned, or hereafter acquired by Borrower:

(a) Leases. All existing and future Leases (including the right to enforce, at law, in equity or by and other means, such Leases) entered into by Borrower affecting the use, enjoyment, or occupancy of all or any part of that certain lot or piece of land, more particularly described in Exhibit A annexed hereto and made a part hereof, or all or any part of the buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter

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located thereon (collectively, the “Property”) and the right, title and interest of Borrower, its successors and assigns, therein and thereunder. The term “Leases” shall include all agreements entered into by Borrower, whether or not in writing, granting rights to the use or occupancy of the Property or any portion thereof now or hereafter made, whether made before or after the filing by or against Borrower of any petition for relief under 11 U.S.C. § 101 *et seq.*, as the same may be amended from time to time (the “Bankruptcy Code”), together with any extension, renewal or replacement of the same, this Assignment of other present and future leases and present and future agreements being effective without further or supplemental assignment, but excluding subleases and sub-subleases of the Property entered into by tenants of the Property except to the extent of any rights or remedies of Borrower obtained by virtue of any such subleases or sub-subleases.

(b) Rents. All of the rents, royalties, issues, profits, revenues, earnings, income and other benefits of the Property, or arising from the use or enjoyment of the Property, or from any of the Leases or other use or occupancy agreement pertaining to the Property (“Rents”), which term shall include Rents paid or accruing before or after the filing by or against Borrower of any petition for relief under the Bankruptcy Code.

(c) Bankruptcy Claims. All of Borrower’s claims and rights (the “Bankruptcy Claims”) to the payment of damages arising from any rejection by a lessee of any Lease under the Bankruptcy Code.

(d) Lease Guaranties. All of Borrower’s right, title and interest in, and claims under, any and all lease guaranties, letters of credit and any other credit support (individually, a “Lease Guaranty,” and collectively, the “Lease Guaranties”) given by any guarantor in connection with any of the Leases or leasing commissions (individually, a “Lease Guarantor”, and collectively, the “Lease Guarantors”) to Borrower.

(e) Proceeds. All proceeds from the sale or other disposition of the Leases, the Rents, the Lease Guaranties and/or the Bankruptcy Claims.

(f) Other. All rights, powers, privileges, options and other benefits of Borrower as lessor under any of the Leases and beneficiary under any of the Lease Guaranties, including, without limitation, the immediate and continuing right to make claim for, receive, collect and receipt for all Rents payable or receivable under the Leases and all sums payable under the Lease Guaranties or pursuant thereto (and to apply the same to the payment of the Obligations), and to do all other things which Borrower or any lessor is or may become entitled to do under any of the Leases or Lease Guaranties.

(g) Entry. The right, at Administrative Agent’s option, upon revocation of the license granted herein, to enter upon the Property in person, by agent or by court-appointed receiver, to collect the Rents.

(h) Power Of Attorney. Borrower’s irrevocable power of attorney, coupled with an interest, to take any and all of the actions set forth in Section 3.1 of this Assignment and any or all other actions designated by Administrative Agent for the proper management and preservation of the Property.

(i) Other Rights And Agreements. Any and all other rights of Borrower in and to the items set forth in subsections (a) through (h) above, and all amendments, modifications, replacements, renewals and substitutions thereof.

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ARTICLE 2 TERMS OF ASSIGNMENT

Section 2.1 Present Assignment and License Back. It is intended by Borrower that this Assignment constitute a present, absolute assignment of the Leases, Rents, Lease Guaranties and Bankruptcy Claims, and not an assignment for additional security only. Nevertheless, subject to the terms of this Section 3.1 and the Loan Agreement, Administrative Agent grants to Borrower a revocable (while any Event of Default is continuing) license (the "License") to collect, receive, use and enjoy the Rents, as well as other sums due under the Lease Guaranties and to exercise, subject to the limitations in the Loan Agreement, all of the rights of the landlord under the Leases. Administrative Agent may only revoke the License while any Event of Default is continuing, and the License shall be automatically reinstated if such Event of Default is cured.

Section 2.2 Notice to Lessees. Borrower hereby authorizes and directs the lessees named in the Leases or any other future lessees or occupants of the Property and all Lease Guarantors to pay over to Administrative Agent, or to such other party as Administrative Agent directs, all Rents and all sums due under any Lease Guaranties, upon receipt from Administrative Agent of written notice to the effect that Administrative Agent is then the holder of this Assignment, that an Event of Default exists and that provides direction for the delivery of Rents and other sums due under the Lease, and to continue so to do until otherwise notified by Administrative Agent or directed by court order. Upon the cure of any such Event of Default, Administrative Agent shall notify the lessees and the Lease Guarantors to resume payments to Borrower upon the request of Borrower.

Section 2.3 Incorporation by Reference. All representations, warranties, covenants, conditions and agreements contained in the Loan Agreement, as the same may be modified, renewed, substituted or extended from time to time, are hereby made a part of this Assignment to the same extent and with the same force as if fully set forth herein.

ARTICLE 3 REMEDIES

Section 3.1 Remedies of Administrative Agent. Upon the occurrence and during the continuance of an Event of Default:

(a) the License granted to Borrower in Section 2.1 of this Assignment shall automatically be revoked, and Administrative Agent shall immediately be entitled to possession of all Rents and all sums due under any Lease Guaranties, whether or not Administrative Agent enters upon or takes control of the Property.

(b) Administrative Agent may, at its option, without waiving such Event of Default, without regard to the adequacy of the security for the Obligations, either in person or by agent, nominee or attorney, with or without bringing any action or proceeding, or by a receiver appointed by a court, dispossess Borrower and its agents and servants from the Property, without liability for trespass, damages or otherwise and exclude Borrower and its agents or servants wholly therefrom. Administrative Agent may apply for the appointment of a receiver of the Property, without regard for the adequacy of the security for the Obligations or a showing of insolvency, fraud or mismanagement on the part of Borrower. Any receiver so appointed has all powers permitted by law which may be necessary or usual in such cases for the protection, possession, control, management and operation of the Property. Borrower hereby irrevocably consents to the appointment of a receiver of the Property upon the occurrence of an Event of Default. At Administrative Agent's option, such receiver or trustee shall serve without any requirement of posting a bond.

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(c) Administrative Agent may, at its option, take possession of the Property and all books, records and accounts relating thereto and have, hold, manage, lease and operate the Property on such terms and for such period of time as Administrative Agent may deem proper and either with or without taking possession of the Property in its own name, demand, sue for or otherwise collect and receive all Rents and all sums due under all Lease Guaranties, including, without limitation, those past due and unpaid with full power to make from time to time all alterations, renovations, repairs or replacements thereto or thereof as Administrative Agent may deem proper.

(d) Administrative Agent may, at its option, apply the Rents and sums received pursuant to any Lease Guaranties to the payment of the following in such order and proportion as Administrative Agent in its sole discretion may determine, any law, custom or use to the contrary notwithstanding: (a) all expenses of managing and securing the Property, including, without being limited thereto, the salaries, fees and wages of a managing agent and such other employees or agents as Administrative Agent may deem necessary or desirable and all expenses of operating and maintaining the Property, including, without being limited thereto, all taxes, charges, claims, assessments, water charges, sewer rents and any other liens, and premiums for all insurance which Administrative Agent may deem necessary or desirable, and the cost of all alterations, renovations, repairs or replacements, and all expenses incident to taking and retaining possession of the Property; and (b) the Obligations, together with all costs and reasonable attorneys' fees.

(e) To the extent provided in the Loan Agreement, Administrative Agent, at its option, may (1) complete any construction on the Property required under any Lease in such manner and form as Administrative Agent deems advisable, (2) exercise all rights and powers of Borrower, including, without limitation, the right to negotiate, execute, cancel, enforce or modify Leases, obtain and evict tenants, and demand, sue for, collect and receive all Rents from the Property and all sums due under any Lease Guaranties, (3) either require Borrower to pay monthly in advance to Administrative Agent, or any receiver appointed to collect the Rents, the fair and reasonable rental value for the use and occupancy of such part of the Property as may be in the possession of Borrower, or (4) require Borrower to vacate and surrender possession of the Property to Administrative Agent or to such receiver and, in default thereof, Borrower may be evicted by summary proceedings or otherwise.

Section 3.2 Other Remedies. Nothing contained in this Assignment, and no act done or omitted by Administrative Agent pursuant to the power and rights granted to Administrative Agent hereunder, shall be deemed to be a waiver by Administrative Agent of its rights and remedies under the Loan Agreement or the other Loan Documents, and this Assignment is made and accepted without prejudice to any of the rights and remedies possessed by Administrative Agent under the terms thereof. The right of Administrative Agent to collect the Obligations and to enforce any other security therefor held by it may be exercised by Administrative Agent either prior to, simultaneously with, or subsequent to any action taken by it hereunder. Borrower hereby absolutely, unconditionally and irrevocably waives any and all rights to assert any setoff, counterclaim or crossclaim of any nature whatsoever with respect to the Obligations of Borrower under this Assignment, the Loan Agreement, the Note, the other Loan Documents or otherwise with respect to the Loan in any action or proceeding brought by Administrative Agent to collect same, or any portion thereof, or to enforce and realize upon the lien and security interest created by this Assignment, the Loan Agreement, the Note, the Security Instruments, or any of the other Loan Documents (provided, however, that the foregoing shall not be deemed a waiver of Borrower's right to assert any compulsory counterclaim if such counterclaim is compelled under local law or rule of procedure, nor shall the foregoing be deemed a waiver of Borrower's right to assert any claim which would constitute a defense, setoff, counterclaim or crossclaim of any nature whatsoever against Administrative Agent in any separate action or proceeding).

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Section 3.3 Other Security. Administrative Agent may take or release other security for the payment and performance of the Obligations, may release any party primarily or secondarily liable therefor, and may apply any other security held by it to the payment and performance of the Obligations without prejudice to any of its rights under this Assignment.

Section 3.4 Non-Waiver. The exercise by Administrative Agent of the option granted it in Section 3.1 of this Assignment, and the collection of the Rents and sums due under the Lease Guaranties and the application thereof as herein provided, shall not be considered a waiver of any Default or Event of Default by Borrower under the Note, the Loan Agreement, the Security Instruments, the Leases, this Assignment or the other Loan Documents. The failure of Administrative Agent to insist upon strict performance of any term hereof shall not be deemed to be a waiver of any term of this Assignment. Borrower shall not be relieved of Borrower's obligations hereunder by reason of (a) the failure of Administrative Agent to comply with any request of Borrower or any other party to take any action to enforce any of the provisions hereof or of the Loan Agreement, the Note or the other Loan Documents, (b) the release regardless of consideration, of the whole or any part of the Property, or (c) any agreement or stipulation by Administrative Agent extending the time of payment or otherwise modifying or supplementing the terms of this Assignment, the Loan Agreement, the Security Instruments, the Note or the other Loan Documents. Administrative Agent may resort for the payment and performance of the Obligations to any other security held by Administrative Agent in such order and manner as Administrative Agent, in its sole discretion, may elect. Administrative Agent may take any action to recover the Obligations, or any portion thereof, or to enforce any covenant hereof without prejudice to the right of Administrative Agent thereafter to enforce its rights under this Assignment. The rights of Administrative Agent under this Assignment shall be separate, distinct and cumulative and none shall be given effect to the exclusion of the others. No act of Administrative Agent shall be construed as an election to proceed under any one provision herein to the exclusion of any other provision.

Section 3.5 Bankruptcy. (a) Upon or at any time the occurrence of an Event of Default is continuing, Administrative Agent shall have the right to proceed in its own name or in the name of Borrower in respect of any claim, suit, action or proceeding relating to the rejection of any Lease, including, without limitation, the right to file and prosecute, to the exclusion of Borrower, any proofs of claim, complaints, motions, applications, notices and other documents, in any case in respect of the lessee under such Lease under the Bankruptcy Code.

(b) If there shall be filed by or against Borrower a petition under the Bankruptcy Code, and Borrower, as lessor under any Lease, shall determine to reject such Lease pursuant to Section 365(a) of the Bankruptcy Code, then Borrower shall give Administrative Agent not less than ten (10) days' prior notice of the date on which Borrower shall apply to the bankruptcy court for authority to reject such Lease. Administrative Agent shall have the right, but not the obligation, to serve upon Borrower within such ten (10) day period a notice stating that (i) Administrative Agent demands that Borrower assume and assign the Lease to Administrative Agent pursuant to Section 365 of the Bankruptcy Code and (ii) Administrative Agent covenants to cure or provide adequate assurance of future performance under the Lease. If Administrative Agent serves upon Borrower the notice described in the preceding sentence, Borrower shall not seek to reject the Lease and shall comply with the demand provided for in clause (i) of the preceding sentence within thirty (30) days after Administrative Agent's notice shall have been given, subject to the performance by Administrative Agent of the covenant provided for in clause (ii) of the preceding sentence.

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ARTICLE 4

NO LIABILITY, FURTHER ASSURANCES

Section 4.1 No Liability of Administrative Agent and Lenders. This Assignment shall not be construed to bind Administrative Agent or Lenders to the performance of any of the covenants, conditions or provisions contained in any Lease or Lease Guaranty or otherwise impose any obligation upon Administrative Agent or Lenders, unless and until Administrative Agent or Lenders obtain title to, or possession of the Property. Neither Administrative Agent nor Lenders shall be liable for any loss sustained by Borrower resulting from Administrative Agent's failure to let the Property after an Event of Default or from any other act or omission of Administrative Agent in managing the Property after an Event of Default, unless such loss is caused by the willful misconduct or bad faith of Administrative Agent. Administrative Agent shall not be obligated to perform or discharge any obligation, duty or liability under the Leases or any Lease Guaranties or under or by reason of this Assignment, unless and until Administrative Agent or Lenders obtain title to, or possession of the Property, and Borrower shall indemnify Indemnified Parties for, and hold Indemnified Parties harmless from, any and all liability, loss or damage which may or might be incurred under the Leases, any Lease Guaranties or under or by reason of this Assignment and from any and all claims and demands whatsoever, including the defense of any such claims or demands which may be asserted against any Indemnified Parties by reason of any alleged obligations and undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in the Leases or any Lease Guaranties, except to the extent that any such liability, loss, damage, claim or demand arises out of (i) the gross negligence or willful misconduct of any Indemnified Party; (ii) any Indemnified Party's failure to perform its obligations under the Loan Documents subject to applicable cure periods if any; or (iii) any event, condition or circumstance arising on or after the date Administrative Agent or any Indemnified Party obtains title to, or possession of the Property. Should Administrative Agent or Lender incur any such liability, the amount thereof, including costs, expenses and reasonable attorneys' fees, shall be secured by this Assignment and by the Security Instruments and the other Loan Documents, and Borrower shall reimburse such Indemnified Parties therefor immediately upon demand and upon the failure of Borrower so to do Administrative Agent may, at its option, declare all sums secured by this Assignment and by the Security Instruments and the other Loan Documents immediately due and payable. This Assignment shall not operate to place any obligation or liability for the control, care, management or repair of the Property upon Administrative Agent, nor for the carrying out of any of the terms and conditions of the Leases or any Lease Guaranties; nor shall it operate to make Administrative Agent responsible or liable for any waste committed on the Property by the tenants or any other parties, or for any dangerous or defective condition of the Property including, without limitation, the presence of any Hazardous Materials, or for any negligence in the management, upkeep, repair or control of the Property resulting in loss or injury or death to any tenant, licensee, employee or stranger. The provisions of this Section 4.1 shall survive any payment or prepayment of the Loan and any foreclosure or satisfaction of the Security Instruments.

Section 4.2 No Mortgagee In Possession. Nothing herein contained shall be construed as constituting Administrative Agent a "mortgagee in possession" in the absence of the taking of actual possession of the Property by Administrative Agent. In the exercise of the powers herein granted Administrative Agent, no liability shall be asserted or enforced against Administrative Agent, all such liability being expressly waived and released by Borrower.

Section 4.3 Further Assurances. Borrower will, at the cost of Borrower, and without expense to Administrative Agent, do, execute, acknowledge and deliver all and every such further acts, conveyances, assignments, notices of assignments, transfers and assurances as Administrative Agent shall, from time to time, reasonably require for the better assuring, conveying, assigning, transferring and confirming unto Administrative Agent the property and rights hereby assigned or intended now or

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hereafter so to be, or which Borrower may be or may hereafter become bound to convey or assign to Administrative Agent, or for carrying out the intention or facilitating the performance of the terms of this Assignment or for filing, registering or recording this Assignment and, on demand, will execute and deliver and hereby authorizes Administrative Agent to execute in the name of Borrower to the extent Administrative Agent may lawfully do so, one or more financing statements, chattel mortgages or comparable security instruments, to evidence more effectively the lien and security interest hereof in and upon the Leases.

ARTICLE 5 MISCELLANEOUS PROVISIONS

Section 5.1 Conflict of Terms. In case of any conflict between the terms of this Assignment and the terms of the Loan Agreement, the terms of the Loan Agreement shall prevail.

Section 5.2 No Oral Change. This Assignment and any provisions hereof may not be modified, amended, waived, extended, changed, discharged or terminated orally, or by any act or failure to act on the part of Borrower or Administrative Agent, but only by an agreement in writing signed by the party against whom the enforcement of any modification, amendment, waiver, extension, change, discharge or termination is sought.

Section 5.3 General Definitions. Unless the context clearly indicates a contrary intent or unless otherwise specifically provided herein, words used in this Assignment may be used interchangeably in singular or plural form and the word "Borrower" shall mean "each Borrower and any subsequent owner or owners of the Property or any part thereof or interest therein," the word "Administrative Agent" shall mean "Administrative Agent in its capacity as the administrative agent for the Lenders and any subsequent holder of the Note", the word "Note" shall mean "the Note and any other evidence of indebtedness secured by the Loan Agreement," the word "Property" shall include any portion of the Property and any interest therein, the phrases "attorneys' fees," "legal fees" and "counsel fees" shall include any and all attorney's, paralegal and law clerk fees and disbursements, including, but not limited to, fees and disbursements at the pre-trial, trial and appellate levels incurred or paid by Administrative Agent in protecting its interest in the Property, the Leases, the Lease Guaranties and the Rents and enforcing its rights hereunder; whenever the context may require, any pronouns used herein shall include the corresponding masculine, feminine or neuter forms, and the singular form of nouns and pronouns shall include the plural and vice versa.

Section 5.4 Inapplicable Provisions. If any provision of this Assignment is held to be illegal, invalid, or unenforceable under present or future laws effective during the terms of this Assignment, such provision shall be fully severable and this Assignment shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Assignment, and the remaining provisions of this Assignment shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision or by its severance from this Assignment, unless such continued effectiveness of this Assignment, as modified, would be contrary to the basic understandings and intentions of the parties as expressed herein.

Section 5.5 Termination of Assignment. Upon payment and performance in full of the Obligations, this Assignment shall become and be void and of no effect.

Section 5.6 Notices. All notices or other written communications hereunder shall be delivered in accordance with the Loan Agreement.

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Section 5.7 Governing Law.

(a) This Assignment, and the interpretation and enforcement thereof, shall be governed by the laws of the State of Illinois.

(b) Any legal suit, action or proceeding against Administrative Agent, any Lender or Borrower arising out of or relating to this Assignment may, at Administrative Agent's option, be instituted in any Federal or state court in Cook County, Illinois, and Borrower waives any objections which it may now or hereafter have based on venue and/or *forum non conveniens* of any such suit, action or proceeding, and Borrower hereby irrevocably submits to the jurisdiction of any such court in any suit, action or proceeding.

Section 5.8 WAIVER OF TRIAL BY JURY. BORROWER AND ADMINISTRATIVE AGENT AGREE NOT TO ELECT A TRIAL BY JURY OF ANY ISSUE TRIABLE OF RIGHT BY JURY, AND FOREVER WAIVE ANY RIGHT TO TRIAL BY JURY FULLY TO THE EXTENT THAT ANY SUCH RIGHT SHALL NOW OR HEREAFTER EXIST, WITH REGARD TO THIS ASSIGNMENT, THE NOTE, THE SECURITY INSTRUMENTS OR THE OTHER LOAN DOCUMENTS, OR ANY CLAIM, COUNTERCLAIM OR OTHER ACTION ARISING IN CONNECTION THEREWITH. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS GIVEN KNOWINGLY AND VOLUNTARILY BY BORROWER AND ADMINISTRATIVE AGENT AND IS INTENDED TO ENCOMPASS INDIVIDUALLY EACH INSTANCE AND EACH ISSUE AS TO WHICH THE RIGHT TO A TRIAL BY JURY WOULD OTHERWISE ACCRUE. EACH OF BORROWER, ADMINISTRATIVE AGENT AND LENDERS ARE HEREBY AUTHORIZED TO FILE A COPY OF THIS PARAGRAPH IN ANY PROCEEDING AS CONCLUSIVE EVIDENCE OF THIS WAIVER BY BORROWER.

Section 5.9 ADDITIONAL WAIVERS. TO THE EXTENT PERMITTED UNDER APPLICABLE LAW, BORROWER EXPRESSLY WAIVES NOTICE (EXCEPT FOR NOTICES REQUIRED BY THE LOAN DOCUMENTS) AND HEARING AND ANY RIGHT BORROWER MAY HAVE UNDER THE CONSTITUTION OF THE STATE OF ILLINOIS OR THE CONSTITUTION OF THE UNITED STATES OF AMERICA TO NOTICE OR TO A JUDICIAL HEARING PRIOR TO THE EXERCISE OF ANY RIGHT OR REMEDY PROVIDED TO ADMINISTRATIVE AGENT BY THIS ASSIGNMENT. THE WAIVERS BY BORROWER IN THIS ASSIGNMENT HAVE BEEN MADE VOLUNTARILY, INTELLIGENTLY AND KNOWINGLY BY BORROWER, AFTER BORROWER HAS BEEN AFFORDED AN OPPORTUNITY TO BE INFORMED BY COUNSEL OF BORROWER'S CHOICE AS TO POSSIBLE ALTERNATIVE RIGHTS. BORROWER'S EXECUTION OF THIS ASSIGNMENT SHALL BE CONCLUSIVE EVIDENCE OF THE MAKING OF SUCH WAIVERS AND THAT SUCH WAIVERS HAVE BEEN INVOLUNTARILY, INTELLIGENTLY AND KNOWINGLY MADE.

Section 5.10 Time is of the Essence. Time is of the essence with respect to each and every covenant, agreement and obligation of the Borrower under this Assignment.

Section 5.11 Successors and Assigns. This Assignment shall be binding upon and shall inure to the benefit of Borrower and Administrative Agent and their respective successors and permitted assigns forever. Administrative Agent may sell, assign, pledge, participate, delegate or transfer, as applicable, to one or more Persons, all or any portion of its rights under this Assignment in connection with any assignment of the Loan and the Loan Documents permitted by the Loan Agreement. Any assignee or transferee of Administrative Agent shall be entitled to all the benefits afforded to Administrative Agent under this Assignment. Borrower shall not have the right to assign, delegate or transfer its rights or

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obligations under this Assignment without the prior written consent of Administrative Agent, except as provided in the Loan Agreement, and any attempted assignment, delegation or transfer without such consent shall be null and void.

Section 5.12 Headings, Etc. The headings and captions of the various paragraphs of this Assignment are for convenience of reference only and are not to be construed as defining or limiting, in any way, the scope or intent of the provisions hereof.

Section 5.13 Recourse. Borrower's obligations under this Assignment are subject to the terms and limitations of Section 9.18 of the Loan Agreement which are incorporated herein by this reference.

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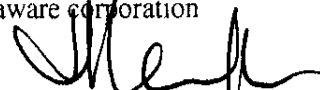
Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, Borrower has executed this Assignment of Leases and Rents, under seal, the day and year first above written.

BORROWER:


TR 120 S. LASALLE CORP.,
a Delaware corporation

By:  [SEAL]
Name: Jenifer Ratcliffe
Title: President

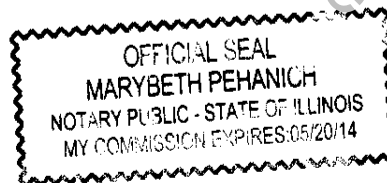
STATE OF IL)
COUNTY OF Cook) SS.:

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Jenifer Ratcliffe, personally known to me to be the President of TR 120 S. LaSalle Corp., a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he, being thereunto duly authorized, signed and delivered said instrument as the free and voluntary act of said corporation as his own free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 26 day of September 2013.


Notary Public

My commission expires: 5/20/14



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EXHIBIT A

LEGAL DESCRIPTION

120 South LaSalle

THE EAST ½ OF LOT 2, ALL OF LOT 3 AND THAT PART OF LOT 4 LYING WEST OF THE WEST LINE OF LASALLE STREET (EXCEPT THE SOUTH 10 FEET OF SAID LOTS TAKEN FOR ALLEY) IN BLOCK 96 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Tax Parcel No. 17-16-210-007-0000