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Karen A. Yarbrough
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POLSINELLI
900 West 48th Place, Suite 900
Kansas City, Missouri 64112
Attn: Joseph Langston, Esq.

PFP HOLDING COMPANY VI, LLC
(Assignor)

to

PFP VI SUB XI, LLC
(Assignee)

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

Dated: As of December 28, 2020

Property Location: 203 N. Wabash Avenue, Chicago, Cook County, Illinois 60601

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ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

PPF HOLDING COMPANY, LLC, a Delaware limited liability company, whose address is c/o Prime Finance Partners, 233 North Michigan Avenue, Suite 1915, Chicago, Illinois 60601 ("**Assignor**"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to PPF VI SUB XI, LLC, a Delaware limited liability company, whose address is c/o Prime Finance Partners, 1330 Avenue of Americas, Suite 2500, New York, New York, 10019, their successors, participants and assigns (collectively "**Assignee**"), all right, title and interest of Assignor in and to that certain Assignment of Leases and Rents from VHNA ACQUISITION, LP, a Delaware limited partnership, and VHNA ACQUISITION TENANT, LLC, a Delaware limited liability company (collectively, "**Borrower**"), in favor of Assignor, dated March 5, 2020, and recorded among the official real estate records of Cook County, Illinois, as Document Number 2007617094 (as the same has heretofore been amended, modified, restated, supplemented, assigned, renewed or extended, the "**Assignment of Leases and Rents**"), relating to the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and Assignor hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

TO HAVE AND TO HOLD the Assignment of Leases and Rents unto Assignee and to the successors and assigns of Assignee forever

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, Assignor has caused this instrument to be executed by its duly authorized officer on the day and year first above written.

ASSIGNOR:

PFP HOLDING COMPANY VI, LLC,
a Delaware limited liability company

By: Prime Finance Partners VI, Inc.,
a Maryland corporation,
its Managing Member

By: _____
Name: Jon W. Brayshaw
Title: Secretary

Property of Cook County Clerk's Office

ACKNOWLEDGEMENT

STATE OF NEW YORK

)
) SS.:

COUNTY OF NEW YORK

On the 9th day of December in the year 2020, before me, the undersigned, personally appeared Jon W. Brayshaw, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

TEODOLINDA BUSHALLARI
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01016208162
Qualified in New York County
Commission Expires June 22, 2021

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EXHIBIT A

Description of the Property

PARCEL 1:

LOTS 30 AND 31 IN BLOCK 7 IN FORT DEARBORN ADDITION TO CHICAGO IN SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 1/2 OF WABASH AVENUE, LYING WESTERLY OF AND ADJACENT TO SAID LOT 31, AFORESAID AND SAID WEST LINE EXTENDED NORTH TO THE NORTH LINE OF THE SOUTH 1/2 OF HADDOCK PLACE AND EXTENDED SOUTH TO THE SOUTH LINE OF THE NORTH 1/2 OF LAKE STREET, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTH 1/2 OF HADDOCK PLACE, LYING NORTHERLY OF AND ADJACENT TO SAID LOTS 30 AND 31 AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THE NORTH 1/2 OF LAKE STREET, LYING SOUTHERLY OF AND ADJACENT TO SAID LOTS 30 AND 31 AFORESAID, IN COOK COUNTY, ILLINOIS.

PIN: 17-10-303-007-0000

Address: 203 North Wabash Avenue and 52 East Lake Street, Chicago, IL 60601