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KAREN A. YARBROUGH

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Polsinelli
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Attn: Joseph Langston, Esq.

PFP VI SUB XI, LLC,
a Delaware limited liability company
(Assignor)

to

PFP HOLDING COMPANY VI, LLC,
a Delaware limited liability company
(Assignee)

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

Dated: March 13, 2024
Property: 203 N. Wabash Avenue, Chicago, Cook County, Illinois 60601
Permanent Index Number: 17-10-303-007-0000
Chicago Virgin Hotel

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THIS ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS (the "**Assignment**") is made as of March 13, 2024, by PFP VI SUB XI, LLC, a Delaware limited liability company ("**Assignor**"), having an address c/o Prime Finance Partners, 155 N. Wacker Drive, Suite 3600, Chicago, Illinois 60606, to PFP HOLDING COMPANY VI, LLC, a Delaware limited liability company ("**Assignee**"), having an address c/o Prime Finance Partners, 155 N. Wacker Drive, Suite 3600, Chicago, Illinois 60606.

For good and sufficient consideration the receipt and sufficiency of which are hereby acknowledged by Assignor, Assignor hereby sells, assigns, transfers, and endorses to Assignee, its successors and assigns, without recourse, representation or warranty (express or implied), all its right, title and interest in, to and under or arising out of those documents described in Exhibit B attached hereto and made a part hereof (collectively, as amended, modified, restated, replaced, waived, substituted, supplemented or extended from time to time, the "**Assignment of Leases**"), with respect to the real property more particularly described on Exhibit A attached hereto and made a part hereof.

Prior to the execution hereof, Assignor has not sold, transferred, assigned, conveyed, pledged or endorsed, any right, title or interest in the Assignment of Leases, and Assignor has full right, power and authority to sell and assign the Assignment of Leases to Assignee.

This Assignment is made by Assignor without recourse, representation or warranty (express or implied).

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

[SIGNATURE PAGE FOLLOWS]

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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

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EXHIBIT B

1. Assignment of Leases and Rents, dated as of March 5, 2020, made by VHNA ACQUISITION, LP, a Delaware limited partnership, and VHNA ACQUISITION TENANT, LLC, a Delaware limited liability company (collectively, "**Borrower**"), to PFP HOLDING COMPANY VI, LLC, a Delaware limited liability company ("**Originator**"), and recorded on March 16, 2020 in the Official Records of Cook County, Illinois (the "**Official Records**"), as Document Number: 2007617094;

2. Assignment of Assignment of Leases and Rents, dated as of December 28, 2020, made by Originator to Assignor, and recorded on February 2, 2021 in the Official Records, as Document Number: 2103312380.