

This instrument prepared by
and when recorded return to

State Street Bank and Trust Company
Two International Place, Fifth Floor
Boston, Massachusetts 02110
Attention: SMA Finance Co., Inc. Series 1998-C1

Space above this line reserved for Recorder's use

**Assignment of Assignment of Leases and Rents
dated as of March 4, 1998
(hereinafter the "Assignment")**

In consideration of the sum of Ten Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SCHRODER MORTGAGE INVESTMENT TRUST, INC., a Maryland corporation with an office c/o Schroder Mortgage Associates, L.P., 417 Madison Avenue, New York, New York 10022 ("Assignor"), does hereby grant, bargain, sell, convey, assign, transfer, and set over unto State Street Bank and Trust Company, a Massachusetts trust company with an office at Two International Place, Fifth Floor, Boston, Massachusetts 02110 ("Assignee"), as trustee for the registered holders of SMA Finance Co., Inc. Commercial Mortgage Trust I, Commercial Mortgage Pass Through Certificates, Series 1998-C1, all of Assignor's right, title and interest, of any kind whatsoever, including without limitation, that of assignor or secured party, in and to the following

1. That certain assignment of leases as described on Exhibit A annexed hereto and made a part hereof (the "Assignment of Leases").
2. The bond(s), note(s) and/or obligation(s) secured by the Assignment of Leases, the moneys due and to grow due thereon, with interest as specified therein, and all rights accrued or to accrue under the Assignment of Leases, and
3. Any and all other related security instruments which secure the indebtedness and/or obligations secured by the Assignment of Leases

Handwritten notes and signatures in the bottom right corner, including initials and a date.

To have and to hold the same unto Assignee and to Assignee's successors, legal representatives and assigns forever

Except as provided in that certain Pooling and Servicing Agreement, dated as of March 3, 1998, by and among SMA Finance Co., Inc., as depositor, Midland Loan Services, L.P., as servicer and special servicer, and Assignee, as trustee, this Assignment is made without representation or warranty. The Assignment is made without recourse

In Witness Whereof, the undersigned, by its duly elected officers and pursuant to proper authority of its board of directors has duly executed, sealed, acknowledged and delivered this instrument as of the day and year first above written

Assignor:
SCHRODER MORTGAGE INVESTMENT TRUST, INC., a Maryland corporation

_____[Seal]

By _____
Name *Michael A. White*
Title *Chief Executive Officer*

By _____
Name *Mark Venturi*
Title *Assistant Secretary*

Witnesses as To All Signatures

Wahni U

Name *Wahni U*

Shyam U Rajalingam

Name *Shyam U Rajalingam*

Multi-State Corporate Acknowledgment

State New York
County New York

On March 25, 1998 before me, the undersigned officer, personally appeared (a) Gregory A. White (residing at c/o Schroder Mortgage Associates, 1 P. 437 Madison Avenue, New York, New York 10022), and (b) Mark Peskin (residing at c/o Schroder Mortgage Associates, 1 P. 437 Madison Avenue, New York, New York, 10022), personally known and acknowledged themselves to me (or proved to me on the basis of satisfactory evidence) to be the [a] President and [b] Treasurer respectively of Schroder Mortgage Investment Trust, Inc., (hereinafter, the "Corporation") and that as such officers, being duly authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed, subscribed and acknowledged the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by themselves in their authorized capacities as such officers as their free and voluntary act and deed and the free and voluntary act and deed of said Corporation.

In Witness Whereof, I hereunto set my hand and official seal

[Handwritten Signature]
Notary Public

Notarial Seal

My Commission Expires _____

RYAN M. J. WILLIAMS
Notary Public, State of New York
Commission Expires Dec. 1, 1999

PROPERTY OF COOK COUNTY CLERK'S OFFICE

Exhibit A

[Description of the Assignment of Leases]

The following instrument(s) is/are recorded in the public records of the

City/Town	
County	Cook
State	Illinois

A. Collateral Assignment of Lease or Leases (the "Assignment of Leases")

Original Principal Amount	\$1,200,000
Assignor:	North Avenue Building Partnership
Assignee:	GENERAL AMERICAN LIFE INSURANCE COMPANY
Dated	October 7, 1997
Recorded	November 4, 1997
Document/Instrument Number	97825585

The Assignment of Leases encumbers premises described therein or on Schedule A hereto (if attached)

B. Assignment of Real Estate Security Instrument and Assignment of Lease Assignment

Assignor	GENERAL AMERICAN LIFE INSURANCE COMPANY
Assignee	SCHRODER MORTGAGE INVESTMENT TRUST, INC
Dated	December 16, 1997
Recorded	February 24, 1998
Document/Instrument Number	98146158

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Schedule A

[see annexed legal description]

- *** Deviation Clause Being (the same part of the) Premises as described in the following
Deed
Grantor
Grantee
Dated
Recorded
Book Volume Reel
Page Folio
Document Instrument Number
- *** Property Address for the Premises 100 West Lake Street
Maywood, Illinois
(also or formerly known as 10 North 1st
Avenue, Maywood, Illinois)
- *** Tax Lot PIN Blk & Lot Designation

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SCHEDULE A

LOTS 1 THROUGH 20 AND THE VACATED ALLEY IN BLOCK 191 IN MAYWOOD A SUBDIVISION IN SECTIONS 2, 11 AND 14, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN. 15-11-139-001
15-11-139-002
15-11-139-003
15-11-139-004
15-11-139-005
15-11-139-006
15-11-139-007
15-11-139-008
15-11-139-009

Address: 100 West Lake Street, Maywood, Illinois
also or formerly known as 10 North 1st Avenue, Maywood, Illinois

*Acquired by a trust
50 rows with
Boston, MA 02110*



Cook County Clerk's Office