

**ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
(Assignor)**

to

**WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT
OF HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES
TRUST 2018-LAQ, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2018-LAQ
(Assignee)**

Effective as of July 6, 2018

Parcel Number(s): 45:220:0001
County of Utah
State of Utah

**DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:
McCoy & Orta, P.C.
100 North Broadway, 26th Floor
Oklahoma City, Oklahoma 73102
Telephone: 888-236-0007**

**ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

As of the 6th day of July, 2018, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, having an address at 383 Madison Avenue, New York, NY 10179 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES TRUST 2018-LAQ, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2018-LAQ, having an address at 1100 North Market Street, Wilmington, DE 19890 ("Assignee"), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING made by CPLG PROPERTIES L.L.C. (f/k/a LQ PROPERTIES L.L.C.), a Delaware limited liability company and COREPOINT TRS L.L.C., a Delaware limited liability company to Assignor dated as of May 30, 2018 and recorded on June 1, 2018, as Entry Number 51112:2018 in the Recorder's Office of the Recorder of Utah County, Utah (as the same may have been amended, modified, restated, supplemented, renewed or extended), securing payment of note(s) of even date therewith, in the original principal amount of \$1,035,000,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

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.

This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE(S) ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 20 day of July, 2018.

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: Nancy S. Alto
Name: Nancy S. Alto
Title: Vice President

STATE OF NEW YORK

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§
§

COUNTY OF NEW YORK

On the 20 day of July, 2018, before me, the undersigned, a Notary Public in and for said state, personally appeared Nancy S. Alto, as Vice President of JPMorgan Chase Bank, National Association, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Chandra L. Claypool
Notary Public

My Commission Expires:

CHANDRA L. CLAYPOOL
Notary Public, State of New York
No. 01CL6375616
Qualified in Queens County
Commission Expires May 29, 2022

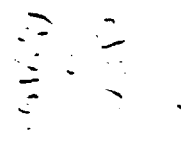


EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

Lot 1, Plat "A", LAKE RIDGE DEVELOPMENT SUBDIVISION, according to the Official Plat thereof, as recorded in the Office of the Utah County Recorder, State of Utah.

ALSO described of record as follows:

COMMENCING at a point West 1000.91 feet and South 838.67 feet from the North One Quarter Corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; running thence East 44.87 feet; thence South 67.00 feet; thence East 351.45 feet; thence South 247.88 feet; thence South 45°00'00" East 20.44 feet; thence South 135.11 feet; thence West 114.04 feet; thence along the arc of a 110.00 foot radius curve to the right 78.62 feet (chord bears North 69°31'33" West 76.95 feet); thence North 49°03'07" West 242.83 feet; thence along the arc of a 110.00 foot radius curve to the right 92.30 feet (chord bears North 25°00'46" West 89.62 feet); thence North 00°58'24" West 197.19 feet to the point of BEGINNING.

PARCEL 1A:

TOGETHER WITH a perpetual, non-exclusive Right-of-Way and Easement for vehicular ingress and egress as disclosed by SPECIAL WARRANTY DEED, recorded August 8, 1996, as Entry No. 65199, in Book 4040, at Page 567, of Official Records, over and across the following described real property (the "Easement Area") located in Utah County, Utah:

COMMENCING at a point located South 632.84 feet and West 948.58 feet from the North Quarter Corner of Section 27, Township 6 South, Range 2 East, Salt Lake Base and Meridian; running thence along the arc of a 19.5 foot radius curve to the left 17.55 feet (chord bears South 25°47'02" West 16.96 feet); thence South 190.55 feet; thence West 31.0 feet; thence North 203.28 feet; thence along the arc of a 19.5 foot radius curve to the left 10.53 feet (chord bears North 15°28'31" West 10.41 feet); thence along the arc of a 2929.90 foot radius curve to the left 41.83 feet (chord bears South 79°41'28" East 41.83 feet) to the point of BEGINNING.

PARCEL 2:

Benefits, if any, contained in DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, dated December 9, 1997, between LAKE RIDGE ASSOCIATES, L.C., a Utah limited liability company and LA QUINTA INNS, INC., a Texas corporation, recorded December 17, 1997, as Entry No. 100292, in Book 4467, at Page 432, and as Amended by FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS, dated May 4, 2001, and recorded May 14, 2001, as Entry No. 46882:2001, of Official Records, Utah County, Utah.

The following is shown for informational purposes only: Tax ID No. 45:220:0001