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 2/24/2016 4:45:00 PM \$27.00  
 Book - 10405 Pg - 5587-5595  
 Gary W. Ott  
 Recorder, Salt Lake County, UT  
 COTTONWOOD TITLE  
 BY: eCASH, DEPUTY - EF 9 P.

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) <b>910-254-3800</b>
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)  <div style="border: 1px solid black; padding: 5px; width: fit-content;"> <b>Paul J. McNamara, Esquire</b>  <b>300 N. Third Street, Suite 320</b>  <b>Wilmington, NC 28401</b> </div>

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here  and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME <b>GFIG UTAH ONE, LLC</b>				<i>10:03:300.002.2021</i>		<i>10:03:300.002.10021</i>	
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX			
1c. MAILING ADDRESS <b>1522 2nd Street</b>		CITY <b>Santa Monica</b>	STATE <b>CA</b>	POSTAL CODE <b>90401</b>	COUNTRY <b>USA</b>		

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here  and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME							
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX			
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY		

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME <b>Cantor Commercial Real Estate Lending, L.P.</b>							
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX			
3c. MAILING ADDRESS <b>499 Park Avenue</b>		CITY <b>New York</b>	STATE <b>NY</b>	POSTAL CODE <b>10022</b>	COUNTRY <b>USA</b>		

4. COLLATERAL: This financing statement covers the following collateral:

**All of Debtor's right, title and interest in and to that which is contained in Exhibit A and Exhibit B attached hereto and incorporated herein by reference.**

5. Check only if applicable and check only one box: Collateral is  held in a Trust (see UCC1Ad, item 17 and Instructions)  being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:  
 Public-Finance Transaction  Manufactured-Home Transaction  A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:  
 Agricultural Lien  Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable):  Lessee/Lessor  Consignee/Consignor  Seller/Buyer  Bailee/Bailor  Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:  
**Salt Lake County, Utah --Marriott University Park**

# UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because individual Debtor name did not fit, check here

9a. ORGANIZATION'S NAME <b>GFIG UTAH ONE, LLC</b>	
OR	
9b. INDIVIDUAL'S SURNAME	
FIRST PERSONAL NAME	
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME				
OR				
10b. INDIVIDUAL'S SURNAME				
INDIVIDUAL'S FIRST PERSONAL NAME				
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)				SUFFIX
10c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

11.  ADDITIONAL SECURED PARTY'S NAME or  ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME				
OR				
11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)	14. This FINANCING STATEMENT: <input type="checkbox"/> covers timber to be cut <input type="checkbox"/> covers as-extracted collateral <input checked="" type="checkbox"/> is filed as a fixture filing
15. Name and address of a RECORD OWNER of real estate described in Item 16 (if Debtor does not have a record interest): <b>The University of Utah</b>	16. Description of real estate: <b>All that certain piece, parcel and tract of land and the buildings and improvements thereon, lying and being in Salt Lake County, Utah, as the same is more fully described in Exhibit B attached hereto and incorporated herein by reference.</b>

17. MISCELLANEOUS:  
**Marriott University Park - 2065593-1060**

**EXHIBIT A**  
**to UCC Financing Statement between**

**GFIG UTAH ONE, LLC,**  
**as Debtor**

**and**

**CANTOR COMMERCIAL REAL ESTATE LENDING, L.P.,**  
**as Secured Party**

**Collateral**

(a) **Land**. The real property, and/or leasehold interest in the real property, described in **Exhibit "B"** attached hereto and made a part hereof (the "***Land***");

(b) **Ground Lease**. The ground lease described in **Exhibit "B"** attached hereto and made a part hereof (the "Ground Lease") including all assignments, modifications, amendments, restatements, supplements, extensions and renewals of the Ground Lease, and all credits, deposits, options, proceeds, privileges and rights of Debtor as tenant under the Ground Lease, including, but not limited to, the right, if any, to renew or extend the Ground Lease for a succeeding term or terms, the right, if any, to exercise an option to purchase the real property leased pursuant to the Ground Lease, and also including all the right, title, claim or demand whatsoever of Debtor either in law or in equity, in possession or expectancy, of, in and to Debtor's right, as tenant under the Ground Lease, to elect under Section 365(h)(1) of Title 11 U.S.C.A. § 101 et seq. and the regulations adopted and promulgated thereto (as the same may be amended from time to time, the "Bankruptcy Code") to terminate or treat the Ground Lease as terminated or to consent to the transfer of the Ground Lessor's interest in the Land or Property or any portion thereof free and clear of the Ground Lease under Section 363 of the Bankruptcy Code in the event (i) of the bankruptcy, reorganization or insolvency of Ground Lessor, or any one of them, and (ii) (A) the rejection of the Ground Lease by such Ground Lessor, or any one of them, as debtor in possession, or by a trustee for such Ground Lessor, or any one of them, pursuant to Section 365 of the Bankruptcy Code or (B) any attempt by such Ground Lessor, or any one of them, as debtor in possession, or by a trustee for such Ground Lessor, or any one of them, to sell or transfer such Ground Lessor's interest in the Land or Property or any portion thereof under Section 363 of the Bankruptcy Code.

(c) **Additional Land**. All additional lands, estates and development rights hereafter acquired by Debtor for use in connection with the Land and the development of the Land and all additional lands and estates therein which may, from time to time, by supplemental mortgage or otherwise be expressly made subject to the lien of the Security Instrument;

(d) **Improvements**. The buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (collectively, the "***Improvements***");

(e) **Easements**. All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, permits, licenses, rights of way and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and the Improvements, including but not limited to, those arising under and by virtue of the Ground Lease, and the reversions and remainders, and

all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Debtor of, in and to the Land and the Improvements and every part and parcel thereof, with the appurtenances thereto;

(f) Equipment. All "equipment," as such term is defined in Article 9 of the Uniform Commercial Code (as hereinafter defined), now owned or hereafter acquired by Debtor, which is used at or in connection with the Improvements or the Land or is located thereon or therein (including, but not limited to, all machinery, equipment, heating, ventilation or air conditioning equipment, garbage equipment and apparatus, incinerators, boilers, furnaces, motors, furnishings, and electronic data-processing and other office equipment now owned or hereafter acquired by Debtor and any and all additions, substitutions and replacements of any of the foregoing), together with all attachments, components, parts, equipment and accessories installed thereon or affixed thereto (collectively, the "**Equipment**"). Notwithstanding the foregoing, Equipment shall not include any property belonging to tenants under leases except to the extent that Debtor shall have any right or interest therein;

(g) Fixtures. All Equipment now owned, or the ownership of which is hereafter acquired, by Debtor which is so related to the Land and Improvements forming part of the Property that it is deemed fixtures or real property under the law of the particular state in which the Equipment is located, including, without limitation, all building or construction materials intended for construction, reconstruction, alteration or repair of or installation on the Property, construction equipment, appliances, machinery, plant equipment, fittings, apparatuses, fixtures and other items now or hereafter attached to, installed in or used in connection with (temporarily or permanently) any of the Improvements or the Land, including, but not limited to, engines, devices for the operation of pumps, pipes, plumbing, cleaning, call and sprinkler systems, fire extinguishing apparatuses and equipment, heating, ventilating, plumbing, laundry incinerating, electrical, air conditioning and air cooling equipment and systems, gas and electric machinery, appurtenances and equipment, pollution control equipment, security systems, disposals, dishwashers, refrigerators and ranges, beds, bureaus, chiffoniers, chests, chairs, desks, lamps, mirrors, bookcases, tables, rugs, carpeting, drapes, draperies, curtains, shades, venetian blinds, screens, paintings, hangings, pictures, divans, couches, luggage carts, luggage racks, stools, sofas, chinaware, linens, pillows, blankets, glassware, foodcarts, cookware, dry cleaning facilities, dining room wagons, keys or other entry systems, bars, bar fixtures, liquor and other drink dispensers, icemakers, radios, television sets, intercom and paging equipment, electric and electronic equipment, dictating equipment, private telephone systems, medical equipment, potted plants, fire prevention and extinguishing apparatus, escalators, fittings, plants, apparatus, stoves, ranges, refrigerators, laundry machines, tools, motors, switchboards, conduits, compressors, vacuum cleaning systems, floor cleaning, waxing and polishing equipment, call systems, brackets, electrical signs, bulbs, bells, ash and fuel, conveyors, lockers, shelving, spotlighting equipment, dishwashers, garbage disposals, washers and dryers, recreational equipment and facilities of all kinds, and water, gas, electrical, storm and sanitary sewer facilities, utility lines and equipment (whether owned individually or jointly with others, and, if owned jointly, to the extent of Debtor's interest therein) and all other utilities whether or not situated in easements, all water tanks, water supply, water power sites, fuel stations, fuel tanks, fuel supply, and all other structures, together with all accessions, appurtenances, additions, replacements, betterments and substitutions for any of the foregoing and the proceeds thereof (collectively, the "**Fixtures**"). Notwithstanding the foregoing, "Fixtures" shall not include any property which tenants are entitled to remove pursuant to leases except to the extent that Debtor shall have any right or interest therein;

(h) Personal Property. All furniture, furnishings, objects of art, machinery, goods, tools, supplies, appliances, general intangibles, contract rights, accounts, accounts receivable, franchises, licenses (including, without limitation, any alcoholic beverage permit or permits and/or other liquor

license or licenses), certificates and permits, and all other personal property of any kind or character whatsoever as defined in and subject to the provisions of the Uniform Commercial Code, whether tangible or intangible, other than Fixtures, which are now or hereafter owned by Debtor, together with all accessories, replacements and substitutions thereto or therefor and the proceeds thereof (collectively, the "**Personal Property**"), and the right, title and interest of Debtor in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and enacted by the state or states where any of the Property is located (as amended from time to time, the "**Uniform Commercial Code**"), superior in lien to the lien of the Security Instrument and all proceeds and products of the above;

(i) Leases and Rents. All leases (including, without limitation, ground leases, subleases or subsubleases), lettings, licenses, concessions or other agreements (whether written or oral) pursuant to which any Person is granted a possessory interest in, or right to use or occupy all or any portion of the Land and the Improvements, and every modification, amendment or other agreement relating to such leases, subleases, subsubleases, or other agreements entered into in connection with such leases, subleases, subsubleases, or other agreements and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto, heretofore or hereafter entered into (collectively, the "**Leases**"), whether before or after the filing by or against Debtor 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**") and, subject to Debtor's rights under the Assignment of Leases and the Loan Agreement, all right, title and interest of Debtor, its successors and assigns therein and thereunder, including, without limitation, cash or securities deposited thereunder to secure the performance by the lessees of their obligations thereunder and all rents, rent equivalents, moneys payable as damages or in lieu of rent or rent equivalents, additional rents, revenues, issues and profits (including all oil and gas or other mineral royalties and bonuses), income, fees, receivables, deposits (including, without limitation, security, utility and other deposits) accounts and receipts from the Land and the Improvements whether paid or accruing before or after the filing by or against Debtor of any petition for relief under the Bankruptcy Code (collectively, the "**Rents**") and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the debt secured under the Security Instrument and the performance of the Other Obligations;

(j) Condemnation Awards. Subject to Debtor's rights under the Loan Agreement, all Awards or payments, including interest thereon, which may heretofore and hereafter be made with respect to all or any portion of the Property, whether from the exercise of the right of eminent domain (including, but not limited to, any transfer made in lieu of or in anticipation of the exercise of such right), or for a change of grade, or for any other injury to or decrease in the value of the Property including, without limitation, any award or awards, or settlements or payments, hereafter made resulting from (i) condemnation proceedings or the taking of all or any portion of the Improvements, the Equipment, the Fixtures, the Leases or the Personal Property, or any part thereof, under the power of eminent domain; or (ii) the alteration of grade or the location or the discontinuance of any street adjoining the Property or any portion thereof; and Debtor hereby agrees to execute and deliver from time to time such further instruments as may be requested by Trustee or Secured Party to confirm such assignment to Secured Party of any such award, damage, payment or other compensation;

(k) Insurance Proceeds. Subject to Debtor's rights under the Loan Agreement, all all Insurance Proceeds in respect of the Property under any Policies covering the Property, including, without limitation, the right to receive and apply the proceeds of any Policies, judgments, or settlements made in lieu thereof, in connection with a Casualty to the Property;

(l) Tax Certiorari. All refunds, rebates or credits in connection with any reduction in Taxes or Other Charges charged against the Property;

(m) Conversion. All proceeds of the conversion, voluntary or involuntary, of any of the foregoing including, without limitation, Insurance Proceeds and Awards, into cash or liquidation claims;

(n) Rights. The right, in the name and on behalf of Debtor, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Secured Party in the Property;

(o) Property Documents and Agreements. All agreements, contracts, certificates, instruments, franchises, permits, licenses, plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land and any part thereof and any Improvements or any business or activity conducted on the Land and any part thereof and all right, title and interest of Debtor therein and thereunder, including, without limitation, the right, upon the happening of any default thereunder, to receive and collect any sums payable to Debtor thereunder;

(p) Trademarks. All tradenames, trademarks, servicemarks, logos, copyrights, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Property;

(q) Accounts. All reserves, escrows and deposit accounts maintained by Debtor with respect to the Property, including, without limitation, all accounts established or maintained pursuant to the Loan Agreement, the Clearing Account Agreement or the Cash Management Agreement; together with all deposits or wire transfers made to such accounts and all cash, checks, drafts, certificates, securities, investment property, financial assets, instruments and other property held therein from time to time and all proceeds, products, distributions or dividends or substitutions thereon and thereof; and

(r) Other Rights. Any and all other rights of Debtor in and to the items set forth in Subsections (a) through (q) above.

The following terms not otherwise defined herein shall have the following meanings:

"*Assignment of Leases*" shall mean that certain first priority Assignment of Leases and Rents, dated as of February 22, 2016, from Debtor, as assignor, to Secured Party, as assignee, assigning to Secured Party all of Debtor's interest in and to the Leases and Rents of the Property as security for the loan, as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time.

"*Award*" shall mean any compensation paid by any Governmental Authority in connection with a Condemnation in respect of all or part of the Property.

"*Casualty*" shall have the meaning set forth in Section 6.2 of the Loan Agreement.

"*Condemnation*" shall mean a temporary or permanent taking by any Governmental Authority as the result or in lieu or in anticipation of the exercise of the right of condemnation or eminent domain, of all or any part of the Property, or any interest therein or right accruing thereto, including any right of access thereto or any change of grade affecting the Property or any part thereof.

"**Governmental Authority**" shall mean any court, board, agency, commission, office or other authority of any nature whatsoever for any governmental unit (federal, state, county, district, municipal, city or otherwise) whether now or hereafter in existence.

"**Ground Lessor**" shall mean the landlord under the Ground Lease together with such landlord's successors and/or assigns.

"**Insurance Proceeds**" shall have the meaning set forth in Section 6.4(b) of the Loan Agreement.

"**Loan Agreement**" shall mean that certain Loan Agreement, dated as of February 22, 2016, between Debtor and Secured Party (as the same may be amended, restated, replaced, supplemented or otherwise modified from time to time).

"**Other Charges**" shall mean all ground or lease rents, maintenance charges, impositions other than Taxes, and any other charges, including, without limitation, vault charges and license fees for the use of vaults, chutes and similar areas adjoining the Property, now or hereafter levied or assessed or imposed against the Property or any part thereof.

"**Policies**" shall have the meaning specified in Section 6.1(b) of the Loan Agreement.

"**Taxes**" shall mean all taxes, assessments, water rates or sewer rents, now or hereafter levied or assessed or imposed against (a) the Property or part thereof, together with all interest and penalties thereon and (b) against the rents, issues, income or profits thereof or upon the lien or estate thereby created, whether any or all of said taxes, assessments or charges be levied directly or indirectly or as excise taxes or ad valorem real estate or personal property taxes or as income taxes.

"**Trustee**" shall mean Cottonwood Title Insurance Agency, Inc., a Utah corporation.

Capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in that certain Leasehold Deed of Trust, Security Agreement, Assignment of Leases and Fixture Filing dated as of February 22, 2016 (the "Security Instrument"), by Debtor in favor of Secured Party recorded or to be recorded in the land records of Salt Lake County, Utah.

**EXHIBIT B**

**to UCC Financing Statement between**

**GFIG UTAH ONE, LLC,  
as Debtor**

**and**

**CANTOR COMMERCIAL REAL ESTATE LENDING, L.P.,  
as Secured Party**

**Property Description**

ALL those certain pieces, parcels and lots of land and the buildings and improvements thereon, lying and being in Salt Lake County, Utah and more particularly described as follows:

The leasehold estate created by the Lease executed by University of Utah, as lessor, to University Inn Associates, a limited partnership, as lessee, dated June 7, 1985; an assignment of twenty and one-quarter percent (20.25%) interest of the lessee under the Lease evidenced by that certain Assignment of Land Lease Agreement, dated September 26, 1990, by University Inn Associates to U.P., Inc., recorded on September 28, 1990 in Book 6256 at Page 1259 as Entry No. 4971485; an assignment of forty-three and one-half percent (43.50%) interest of the lessee under the Lease evidenced by that certain Assignment of Land Lease Agreement, dated September 26, 1990, by University Inn Associates to Latsco Development, Ltd., recorded on September 28, 1990 in Book 6256 at Page 1317 as Entry No. 4971486; an assignment of twenty-one and one quarter percent (21.25%) interest of the lessee under the Lease evidenced by that certain Assignment of Land Lease Agreement, dated September 26, 1990, by University Inn Associates to Century Center, Ltd., recorded on September 28, 1990 in Book 6256 at Page 1375 as Entry No. 4971487; an assignment of twenty and one-quarter percent (20.25%) interest of the lessee under the Lease evidenced by that certain Assignment of Land Lease Agreement, dated July 7, 1995, by U.P., Inc. to Boyer Hotels, Inc., recorded on July 25, 1995 in Book 7171 at Page 2719 as Entry No. 6125997; an assignment of forty-three and one-half percent (43.50%) interest of the lessee under the Lease evidenced by that certain Assignment, dated October 14, 1997, by Latsco Development, Ltd. to University Inn Associates, recorded on January 13, 1998 in Book 7852 at Page 2564 as Entry No. 6836305; an assignment of twenty-one and one quarter percent (21.25%) interest of the lessee under the Lease evidenced by that certain Assignment, dated October 14, 1997 by Century Center, Ltd. to University Inn Associates, recorded on January 13, 1998 in Book 7852 at Page 2566 as Entry No. 6836306; an assignment of twenty and one-quarter percent (20.25%) interest of the lessee under the Lease evidenced by that certain Assignment dated October 29, 1999, by Sunstone Hotels, L.L.C. (successor-in-interest by merger to Boyer Hotels, Inc.) to the University Inn Associates, recorded February 15, 2000 in Book 8342 at Page 3161 as Entry No. 7575479 and also further evidenced by that certain Assignment, dated November 15, 1999, recorded October 13, 2000 in Book 8394 at Page 1303 as Entry No. 7737875; as assigned by Assignment, Acceptance and Assumption of Seller's Right, Title and Interest to Lease and Deed to Improvements, dated November 22, 1999, by and between the Inn and Sunstone SH Hotels, L.L.C., recorded January 14, 2000 in Book 8336 at Page 3225 as Entry No. 7554695; as assigned by Assignment, Acceptance and Assumption of Seller's Right, Title and Interest to Lease and Deed to Improvements dated May 22, 2002, by and between Sunstone SH Hotels, L.L.C. and Sunstone OP Properties L.L.C., recorded June 3, 2002 in Book 8604 at Page 8955 as Entry No. 8251280; as assigned by that certain Assignment of Ground Lease and Ground Lessor Estoppel, dated November 1, 2010, from Sunstone OP Properties L.L.C. to Salt Lake Hotel Owner 2010 LLC, recorded November 2, 2010 in Book 9875 at Page 3115 as Entry No. 11066887; as further assigned by Assignment of Ground Lease and Ground Lessor Consent, dated May 23, 2011, from Salt Lake Hotel Owner 2010 LLC to SLMH Investors, LLC, a Utah limited liability company, recorded May 23, 2011 as Entry No. 11186649 in Book 9926 at Page 783; as further assigned by Assignment of Ground Lease and Ground Lessor Consent and Deed to Improvements, dated May 23, 2011 from SLMH Investors, LLC, a Utah limited liability



company to B&T Utah Hotels I, LLC, an Idaho limited liability company, recorded May 23, 2011 as Entry No. 11186717 in Book 9926 at Page 1012 demising and leasing for a term of 40 years, beginning June 7, 1985, and ending June 7, 2025; as further assigned by ~~B&T UTAH HOTELS I, LLC~~ to GFIG Utah One, LLC, a Delaware limited liability company, recorded ~~FEB. 24~~, 2016 as Entry No. ~~1220173~~ in Book ~~10405~~ at Page ~~5275~~ the following described premises, to-wit:

Beginning at a point which lies South 49°00'00" East 93.11 feet from Point No. 7 B.L.M. Survey of Parcel No. 1 of Tract D in Section 3, Township 1 South, Range 1 East, Salt Lake Base and Meridian (said Point No. 7 being 1,464 feet North and 4,643 feet West, more or less, from the Southeast corner of said Section 3) and running thence South 49°00'00" East 463 feet; thence North 41°00'00" East 275.95 feet; thence along a 1,143 foot radius curve to the left a distance of 199.49 feet; thence North 31°00'00" East 220.90 feet; thence North 59°00'00" West 435.6 feet; thence South 37°21'42" West 342.02 feet; thence South 41°00'00" West 275.0 feet to the point of beginning.