

Recording Requested By:
Arnold & Porter Kaye Scholer LLP
250 West 55th Street
New York, New York 10019

When Recorded Mail To:
Arnold & Porter Kaye Scholer LLP
250 West 55th Street
New York, New York 10019
Attention: Stephen Gliatta, Esq.

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2/20/2018 2:08:00 PM \$20.00
Book - 10648 Pg - 5452-5456
ADAM GARDINER
Recorder, Salt Lake County, UT
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BY: eCASH, DEPUTY - EF 5 P.

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21-26-276-010
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ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

JLC WAREHOUSE VII LLC
(Assignor)

to

the person or entity described on Exhibit B attached hereto
(Assignee)

Dated: As of September 28, 2017

Location: 7259 South Bingham Junction Boulevard
Midvale, Utah
County: Salt Lake County

COURTESY RECORDING
This document is being recorded solely as a courtesy
and an accommodation to the parties named herein.
Stewart Title hereby expressly
disclaims any responsibility or liability for the accuracy
or the content thereof.

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ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

As of this 28th day of September, 2017, JLC WAREHOUSE VII LLC, a Delaware limited liability company, whose address is c/o LoanCore Capital, 55 Railroad Avenue, Suite 100, Greenwich, Connecticut 06830 (“*Assignor*”), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to the person or entity described on Exhibit B attached hereto (“*Assignee*”) having an address as set forth on said Exhibit B, its successors, participants and assigns all right, title and interest of Assignor in and to that certain Assignment of Leases and Rents made by ARBOR GARDNER BINGHAM JUNCTION OFFICE 5, L.C., an Utah limited liability company (“*Borrower*”), to JEFFERIES LOANCORE LLC, a Delaware limited liability company (“*Original Lender*”), dated as of June 2, 2017 and recorded on June 2, 2017 in the Official Records of the Registrar Office of Salt Lake County, Utah (“*Recorder’s Office*”) in Book 10564 at Page 3007 as Entry No. 12548252, as the same was assigned by Original Lender to Assignor pursuant to that certain Assignment of Assignment of Leases and Rents dated as of June 13, 2017 and recorded in the Recorder’s Office on June 20, 2017 as Document No. 12559598 (as the same has heretofore been amended, modified, restated, supplemented, assigned, renewed or extended), securing payment of that certain Promissory Note in the original principal amount of Fifty Seven Million and No/100 Dollars (\$57,000,000), dated as of June 13, 2017 made by Borrower and payable to the order of Original Lender (as endorsed and assigned by Original Lender to Assignor), 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 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 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.

This Assignment shall be governed by and construed in accordance with the laws of the State in which the property described in Exhibit A is located.

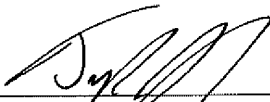
This Assignment shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

This Assignment is made without any recourse to representation or warranty, express or implied, except as provided in the “Program Agreements” (as such term is defined in that certain Master Repurchase Agreement, dated as of July 8, 2015, made by and between Assignor, as seller, and Column Financial, Inc., as buyer, as may be further amended from time to time), by Assignor.

[SIGNATURE ADDENDUM ON THE FOLLOWING PAGE]

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


JLC WAREHOUSE VII LLC,
a Delaware limited liability company

By: 
Name: Tyler Shea
Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF CONNECTICUT)
) : ss.
COUNTY OF FAIRFIELD)

On this 9th day of June, 2017, personally appeared before me Tyler Shea, an authorized signatory of JLC WAREHOUSE VII LLC, a Delaware limited liability company, and acknowledged to me that he executed the within instrument on behalf of said limited liability company.



Notary Public

KAILEY AUGER
NOTARY PUBLIC OF CONNECTICUT
My Commission Expires 7/31/2020

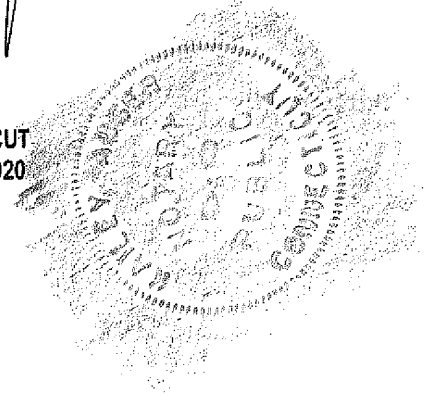


EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

Lots 1 and 2, VIEW 72 RETAIL SUBDIVISION 3RD AMENDED, according to the official plat as recorded in the office of the Salt Lake County Recorder, State of Utah on July 27, 2015 as Entry No. 12099886 in Book 2015P at Page 165.

PARCEL 2:

The leasehold estate created by the lease disclosed of record by that certain Memorandum of Lease executed by Arbor Gardner Bingham Junction Office 3, L.C., a Utah limited liability company (Subtenant) and Redevelopment Agency of Midvale City, a public agency (Sublandlord) dated April 20, 2016 and recorded April 26, 2016 as Entry No. 12266953 in Book 10424 at Page 8001, the modification and assignment of which is disclosed of record by that certain First Amendment to Memorandum of Sublease Lease by and between Arbor Gardner Bingham Junction Office 3, L.C., a Utah limited liability company (Existing Subtenant), Arbor Gardner Bingham Junction Office 5, L.C., a Utah limited liability company (New Subtenant), and Redevelopment Agency of Midvale City, a public agency (Sublandlord), dated June 2, 2017 and recorded June 2, 2017 as Entry No. 12548224 in Book 10564 at Page 2821, the following described premises, to-wit:

Lot 2, VIEW 72 RETAIL SUBDIVISION 3RD AMENDED, according to the official plat as recorded in the office of the Salt Lake County Recorder, State of Utah on July 27, 2015 as Entry No. 12099886 in Book 2015P at Page 165.

PARCEL 3:

Reciprocal Access Easements as disclosed in that certain Declaration and Grant of Reciprocal Access Easements recorded September 22, 2014 as Entry No. 11916667 in Book 10261 at Page 6933.

ALSO: Reciprocal Easements as disclosed in the Declaration of Covenants, Restrictions and Easements dated October 2, 2012 and recorded October 4, 2012 as Entry No. 11485504 in Book 10063 at Page 2860, as amended October 18, 2012 as Entry No. 11494534 in Book 10067 at Page 5293, amended February 7, 2013 as Entry No. 11573196 in Book 10106 at Page 665, amended April 19, 2013 as Entry No. 11621668 in Book 10129 at Page 901, amended July 11, 2014 as Entry No. 11879615 in Book 10244 at Page 8362.

ALSO: The beneficial easement rights as disclosed in the Declaration for South Bingham Junction recorded November 20, 2007 as Entry No. 10281127 in Book 9539 at Page 7037.

ALSO: The beneficial easement rights as disclosed in the Declaration and Establishment of Protective Covenants, Conditions and Restrictions and Grant of Easements, recorded April 26, 2016 as Entry No. 12266951 in Book 10424 at Page 7958 of official records, as amended by that certain First Amendment to Declaration and Establishment of Protective Covenants, Conditions and Restrictions and Grant of Easements dated May 10, 2017 and recorded June 2, 2017 as Entry No. 12548051 in Book 10564 at Page 1803.

**EXHIBIT B
ASSIGNEE**

JEFFERIES LOANCORE LLC, a Delaware limited liability company, whose address is c/o
Loancore Capital 55 Railroad Avenue, Suite 100, Greenwich CT 06830.