(a) Chicago Title Insurance Company

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Pool III MERRILLVILLE, IN

LIMITED WARRANTY DEED

(Estate for Years and Improvements)

MOTEL 6 OPERATING L.P., a Delaware limited partnership, with an address of 14651 Dallas Parkway, Suite 500, Dallas, Texas 75240 ("Grantor"), in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD, ALIENATED, CONVEYED AND CONFIRMED and by these presents does hereby GRANT, BARGAIN, SELL, ALIENATE, CONVEY and CONFIRM and by these presents does convey and warrant to M-SIX LIMITED PARTNERSHIP, a Delaware limited partnership, having an address of c/o U.S. Realty Advisors, LLC, 1370 Avenue of the Americas, 29th Floor, New York, New York 10019, Attention: David M. Ledy ("Grantee"), an estate for years (the "Estate for Years") commencing on the date hereof through and including midnight on April 2019, in all that certain parcel or parcels of land in the state indicated above, more particularly described in Exhibit A attached hereto and made a part hereof for all purposes together with all of Grantor's right, title and interest, if any, in and to all streets and roads abutting the said parcel or parcels ("Premises").

TOGETHER WITH all right, title and interest of Grantor as the fee owner of, and in and to all buildings and improvements now located on the Premises and hereafter located or erected thereon, whether below or above grade level, as well as all the fixtures and systems located therein and thereon, (all such buildings, improvements, fixtures and systems being collectively referred to as the "Improvements"), which are intended to be and remain real property and to be and remain the sole and exclusive property of Grantee and its successors and assigns.

Grantor hereby binds itself and its successors to warrant and forever defend the right and title to the Estate for Years and the Improvements unto Grantee, its successors and assigns, against the claims of all persons owning, holding or claiming by, through or under Grantor.

DULY ENTERED FIRE TAXATION STATE AND TO HOLD said Estate for Years, and all privileges and appurtenances and Entered Fire Lyding, without limitation, all easements thereto belonging, unto Grantee and its successors and FINAL ACCEPTANCE in the successors and including midnight on April 30, 2019, and to have and to hold the Limitation of the successors and assigns forever.

SAM ORLICH
SAM ORLICH
AUDITOR LAKE COUNTY
AUDITOR 131-001 NYLIB1/829360 v2

000233

APCK SV The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

[END OF TEXT]

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed as of April 30, 1998.

MOTEL 6 OPERATING L.P., a Delaware limited partnership

By: Motel 6 G.P., Inc., managing general partner_

0-....

By:

Name

Title: Sr. Vice Presi de

Mail Tax Statements to: Motel 6 Operating L.P. Attn: Tax Department

14651 Dallas Parkway, Suite 500

Dallas, TX 75240

STATE OF New York) ss.
COUNTY OF New York)

Before me, a Notary Public in and for the State of New Lot, personally appeared Alan Rabingwitz, the Sange Via Resident of Motel 6 G.P., Inc., a Delaware corporation and the Managing General Partner of Motel 6 Operating L.P., a Delaware limited partnership, who, having been first duly sworn, acknowledged the execution of the foregoing instrument for and on behalf of said corporation on behalf of said partnership, and stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 27th day of April, 1998.

Notary Public

Mark R. Scheibner
Printed Name

I am a resident of New York County, New York.

My Commission Expires: October 13, 1997

MARK R. SCHEIDRER Notary Public, State on the York No. 31-4907725 Gualified in Mark (Cits County Commission English Science, 1149

This instrument was prepared by: Proskauer Rose LLP 1585 Broadway New York, New York 10036 Attention: Perry A. Cacace, Esq.

IN

IN WITNESS WHEREOF, the foregoing instrument has been executed by the undersigned as of the date above written.

> M-SIX LIMITED PARTNERSHIP, a Delaware limited partnership

M-Six GP Corp., its general partner By:

By: Name:

Title:

STATE OF New York)
COUNTY OF New York) ss.)

Before me, a Notary Public in and for the State of <u>New York</u>, personally appeared <u>DAVID LEDY</u>, the <u>President</u> of M-Six GP Corp., a Delaware corporation and the General Partner of M-Six Limited Partnership a Delaware limited partnership, who, having been first duly sworn, acknowledged the execution of the foregoing instrument for and on behalf of said corporation on behalf of said partnership, and stated that any representations contained therein are true.

Witness my hand and Notarial Seal this <u>78</u> day of <u>April</u>, 1998.

Liquelie Tayla Basker
Notary Public

<u>Jacqueline Taylor Basker</u>
Printed Name

I am a resident of New York County, New York

No. 01BA5039132

Qualified In New York County

Commission Expires: 7ebruary 13, 1999

My Commission Expires: 7ebruary 13, 1999

JACQUELINE TAYLOR BASKER

This instrument was prepared by: Proskauer Rose LLP 1585 Broadway New York, New York 10036 Attention: Perry A. Cacace, Esq.

IN

EXHIBIT A

[ATTACHED]

EXHIBIT "A"

That certain property situated in the State of Indiana, County of Lake and more particularly described as follows:

A TRACT OF LAND BEING PART OF PARCEL 1, IN WESTLAKE PLAZA, IN THE TOWN OF MERRILLVILLE, AS SHOWN IN PLAT BOOK 47, PAGE 77, AND AS AMENDED BY CERTIFICATES OF CORRECTION RECORDED AS DOCUMENT NOS. 422236, 422237 AND 425494 IN THE OFFICE OF THE RECORDER FOR LAKE COUNTY, STATE OF INDIANA, AND ALSO BEING ALL THAT CERTAIN TRACT OF LAND AS CONVEYED BY COLUMBIA SUSSEX CORPORATION, A KENTUCKY CORPORATION, SUCCESSOR TO COLUMBIA SUSSEX CORPORATION, INC. TO FOURTEEN STARS MOTEL ASSOCIATES (A NEW JERSEY LIMITED PARTNERSHIP) WHOSE ADDRESS IS 2627 PATERSON PLANK ROAD, NORTH BERGEN, NEW JERSEY, 07047 AS FILED FOR RECORD AS DOCUMENT NO. 813918 ON AUGUST 1, 1985 IN THE RECORDER'S OFFICE FOR LAKE COUNTY, STATE OF INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID PARCEL 1 BEING 619.95 FEET SOUTH 00 DEGREES 01 MINUTES 23 SECONDS WEST FROM THE NORTHWEST CORNER OF SAID PARCEL 1; THENCE SOUTH 89 DEGREES 58 MINUTES 37 SECONDS EAST DEPARTING THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 350.00 FEET TO A POINT FOR A CORNER LYING ON THE EAST LINE OF SAID PARCEL 1 BEING THE WEST LINE OF LOUISIANA STREET (60 FOOT RIGHT-OF-WAY); THENCE SOUTH 00 DEGREES 01 MINUTES 23 SECONDS WEST ALONG THE WEST LINE OF LOUISIANA STREET A DISTANCE OF 332.87 FEET TO A POINT FOR A CORNER LYING ON THE NORTH LINE OF 83RD AVENUE (60 FOOT RIGHT-OF-WAY); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST DEPARTING THE EAST LINE OF SAID PARCEL 1, AND ALONG THE NORTH LINE OF 83RD AVENUE, A DISTANCE OF 350.00 FEET TO A POINT FOR A CORNER LYING ON THE WEST LINE OF SAID PARCEL 1; THENCE NORTH 00 DEGREES 01 MINUTES 23 SECONDS EAST ALONG THE WEST LINE OF SAID PARCEL 1, A DISTANCE OF 333.01 FEET TO THE POINT OF BEGINNING.

THIS INSTRUMENT PREPARED BY AND UPON RECORDATION RETURN TO:

Perry A. Cacace, Esq. Proskauer Rose LLP 1585 Broadway New York, New York 10036