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MICHAEL W. CARTER
CLERK

PREPARED / DRAFTED by,
and when recorded please
MAIL / RETURN to:
Amanda D. Darwin, Esq.
Peabody & Arnold LLP
50 Rowes Wharf
Boston, MA 02110
Tel.: (617) 951-2100



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ASSIGNMENT OF
ASSIGNMENT OF LEASES AND RENTS

The undersigned **CREDIT SUISSSE FIRST BOSTON MORTGAGE CAPITAL LLC**, a Delaware limited liability company (the "Assignor"), having an address of 11 Madison Avenue, New York, NY 10010, is the holder of a certain **Assignment of Leases and Rents** more particularly described in EXHIBIT A attached hereto and made a part hereof (the "Assignment of Leases"). For one dollar and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Assignor does hereby grant, sell, assign, transfer and convey unto **STATE STREET BANK AND TRUST COMPANY**, as trustee for the registered Holders of **Credit Suisse First Boston Mortgage Securities Corp., Commercial Mortgage Pass-Through Certificates, Series 1998-C1** (the "Assignee"), whose address is 225 Franklin Street, Boston, Massachusetts 02110, Attn: Mortgage Custody Dept., all its right, title and interest in, to and arising out of the Assignment of Leases, and to any and all other documents, instruments or other writings executed or delivered in connection therewith. **TO HAVE AND TO HOLD** the same unto the Assignee, its successors and assigns, forever.

IN WITNESS WHEREOF, the Assignor has executed this Assignment under seal on this
3rd day of January, ~~1999~~ ²⁰⁰⁰, effective as of June 25, 1998.

WITNESSES:

CREDIT SUISSSE FIRST BOSTON MORTGAGE CAPITAL
LLC

R Bluth
Name: R Bluth

By: [Signature]
Name: Deborah Huddleston
Title: Vice President

J Fruchman
Name: Jason Fruchman

16.00
[Signature]
4417

STATE OF NEW YORK)

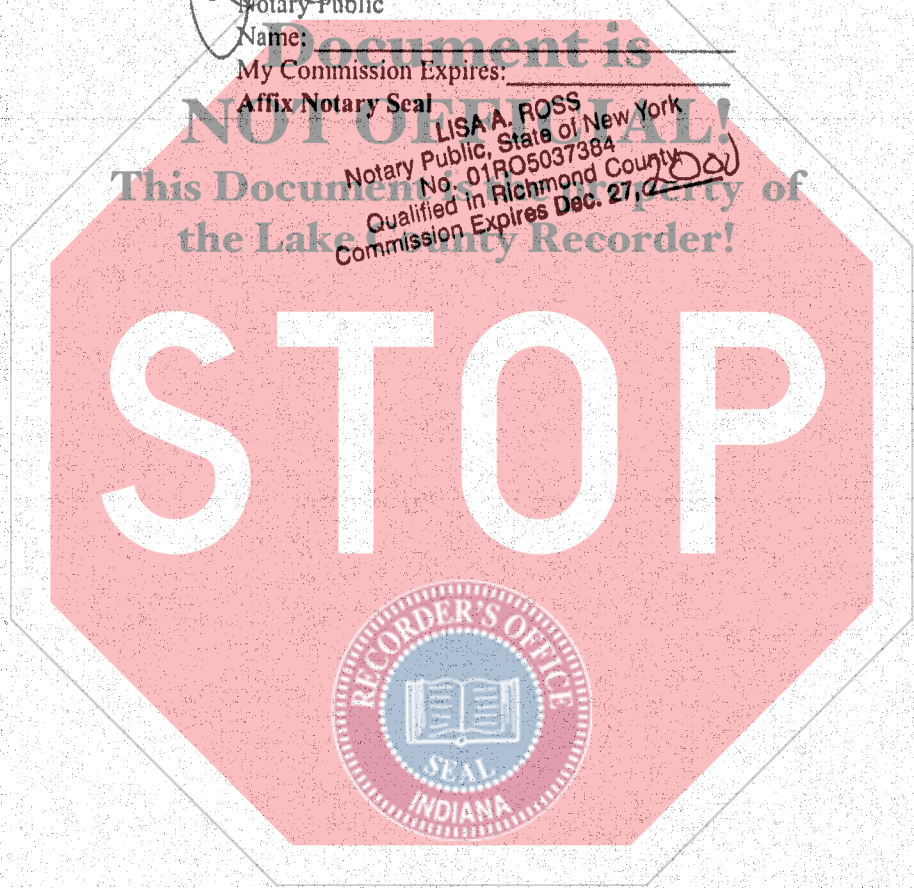
) ss:
)

COUNTY OF NEW YORK

On 1-3-2000, 1999, before me, the undersigned Notary Public in and for said state, personally appeared Lisa Haddock, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity as said _____, and that, by his/her signature on the instrument, the entity, on behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

Lisa A. Ross
Notary Public
Name: _____
My Commission Expires: _____
Affix Notary Seal



LISA A. ROSS
Notary Public, State of New York
No. 01RO5037384
Qualified in Richmond County
Commission Expires Dec. 27, 2000

EXHIBIT A

Assignment of Leases and Rents, given by Graoch Associates #52 Limited Partnership to Credit Suisse First Boston Mortgage Capital LLC, dated as of April 1, 1998, recorded as Instrument No. 98024773 in the land records of the Lake County Recorder (Indiana) on April 8, 1998, securing an obligation in the original principal amount of \$12,750,000.00.

Property Address: 2822 177th Drive, Hammond, IN 46323

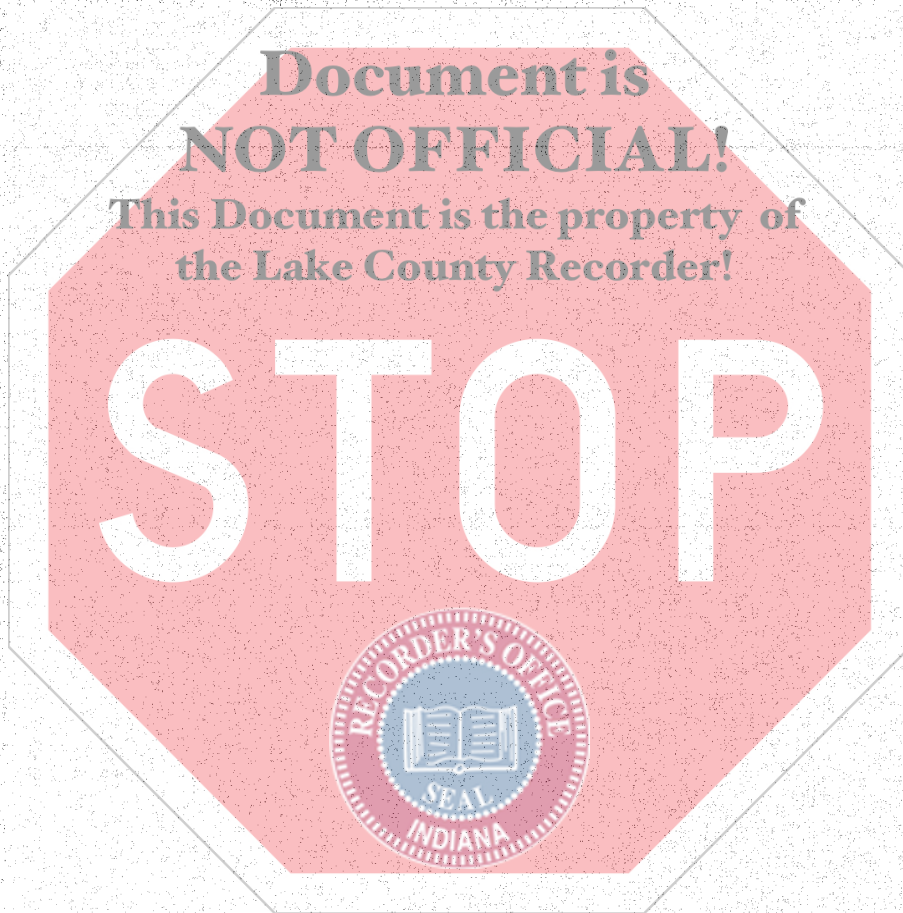


EXHIBIT *b*

LEGAL DESCRIPTION:

PARCEL 1:

LOTS 1 TO 22, BOTH INCLUSIVE, AND OUTLOTS "A", "B" AND "C", IN KENNEDY PARK SUBDIVISION, IN THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 36, PAGE 21, IN LAKE COUNTY, INDIANA.

PARCEL 2:

LOTS 23 TO 27, BOTH INCLUSIVE, IN KENNEDY PARK SUBDIVISION SECOND ADDITION, IN THE CITY OF HAMMOND, AS SHOWN IN PLAT BOOK 37, PAGE 22, IN LAKE COUNTY, INDIANA.

