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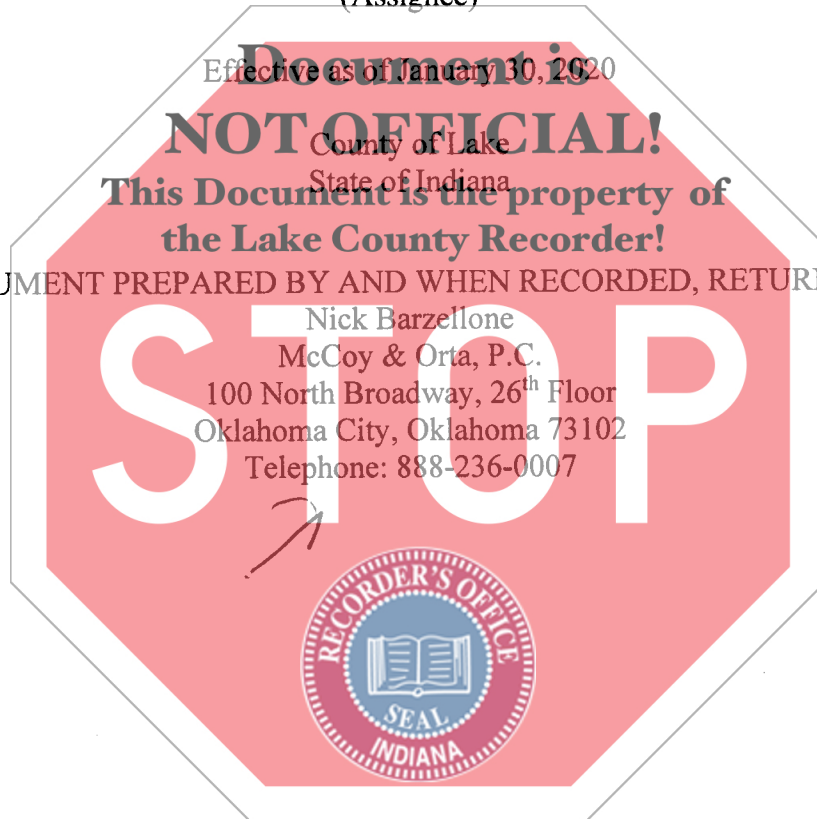
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

DBR INVESTMENTS CO. LIMITED, a Cayman Islands corporation
(Assignor)

to

GERMAN AMERICAN CAPITAL CORPORATION, a Maryland corporation
(Assignee)



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**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

Effective as of the 30th day of January, 2020, DBR INVESTMENTS CO. LIMITED, a Cayman Islands corporation, having an address at 60 Wall Street, 10th Floor, New York, NY 10005 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to GERMAN AMERICAN CAPITAL CORPORATION, a Maryland corporation, having an address at 60 Wall Street, 10th Floor, New York, NY 10005 ("Assignee"), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING made by SREIT 215 MUNSTER, L.L.C., a Delaware limited liability company to DBR INVESTMENTS CO. LIMITED, a Cayman Islands corporation, dated as of November 26, 2019 and recorded on December 10, 2019, as Instrument Number 2019-085153 in the Recorder's Office of Lake County, Indiana (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 \$210,027,072.00, 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]




Reference No.: 8148.028
Matter Name: 215 45th Street
Pool: GSMS 2020-GC45

31st IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of January, 2020.

DBR INVESTMENTS CO. LIMITED, a
Cayman Islands corporation

By: 
Name: Matt Smith
Title: Director

By: 
Name: Natalie Grainger
Title: Director



Reference No.: 8148.028
Matter Name: 215 45th Street
Pool: GSMS 2020-GC45

STATE OF NEW YORK

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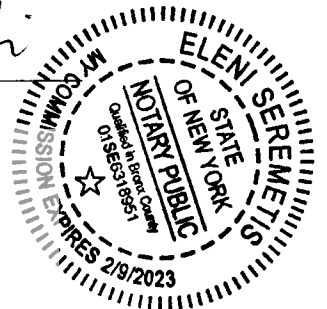
COUNTY OF NEW YORK

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On the 31st day January, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Matt Smith , as Director of DBR Investments Co. Limited, a Cayman Islands corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

Eleni Seremetis
Name of Notary Public



My Commission Expires:

STATE OF NEW YORK

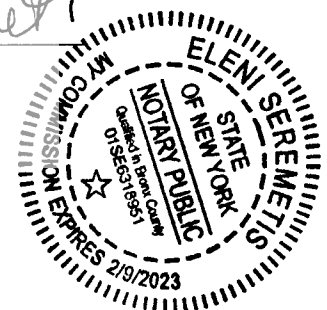
COUNTY OF NEW YORK



On the 31st day of January, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Natalie Grainger, as Director of DBR Investments Co. Limited, a Cayman Islands corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

Eleni Seremetis
Name of Notary Public



My Commission Expires:

Reference No.: 8148.028
Matter Name: 215 45th Street
Pool: GSMS 2020-GC45



EXHIBIT A
LEGAL DESCRIPTION

Lot Number 2A as shown on the recorded Replat of Lot 2 in DSC Subdivision recorded in Plat Book 88, Page 04 in the Office of the Recorder of Lake County, Indiana.



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Pool: GSMS 2020-GC45