

5

**2020-027328**

2020 May 19

10:14 AM

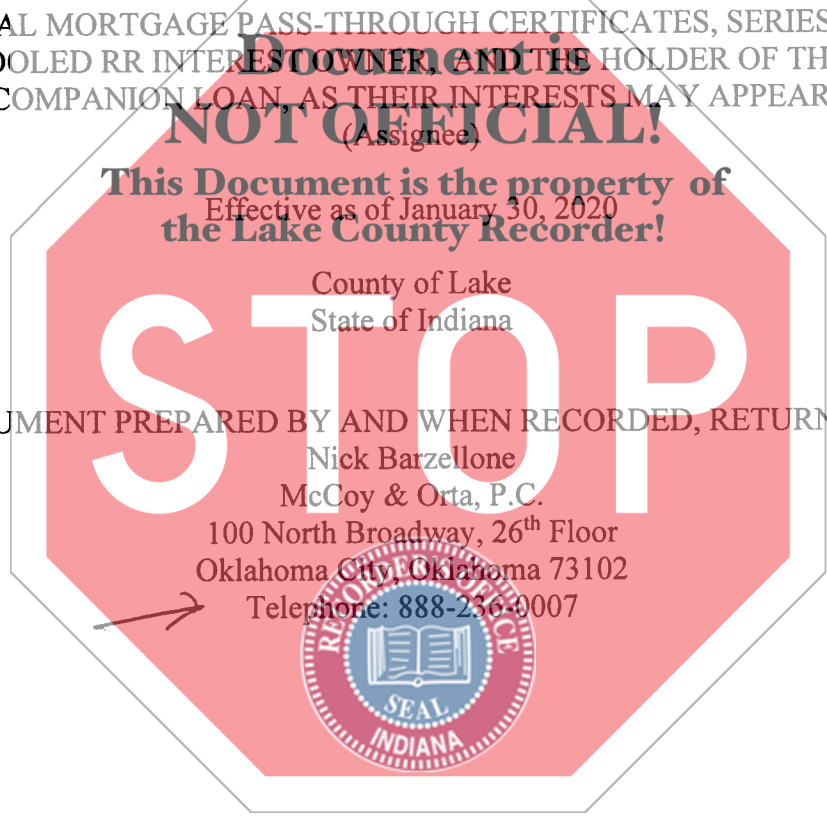
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

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

GERMAN AMERICAN CAPITAL CORPORATION, a Maryland corporation  
(Assignor)

to

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT  
OF THE REGISTERED HOLDERS OF GS MORTGAGE SECURITIES TRUST 2020-GC45,  
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2020-GC45,  
AND THE POOLED RR INTEREST OWNER, AND THE HOLDER OF THE RELATED  
COMPANION LOAN, AS THEIR INTERESTS MAY APPEAR  
(Assignee)



DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:  
Nick Barzellone  
McCoy & Orta, P.C.  
100 North Broadway, 26<sup>th</sup> Floor  
Oklahoma City, Oklahoma 73102  
Telephone: 888-236-0007

25-  
33892  
am  
E

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

Effective as of the 30th day of January, 2020, GERMAN AMERICAN CAPITAL CORPORATION, a Maryland 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 WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE REGISTERED HOLDERS OF GS MORTGAGE SECURITIES TRUST 2020-GC45, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2020-GC45, AND THE POOLED RR INTEREST OWNER, AND THE HOLDER OF THE RELATED COMPANION LOAN, AS THEIR INTERESTS MAY APPEAR, having an address at 9062 Old Annapolis Road, Columbia, MD 21045 ("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 1600 NORTHWIND, 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 18, 2019, as Instrument Number 2019-087424 in the Recorder's Office of Lake County, Indiana ("Recorder's Office") (as the same may have been amended, modified, restated, supplemented, renewed or extended) ("Mortgage"), 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.

The Mortgage was assigned to Assignor, by assignment instrument recorded simultaneously herewith, in the Recorder's Office.

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.: 8148.033  
Matter Name: 1600-1640 Northwind Parkway  
Pool: GSMS 2020-GC45

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

**GERMAN AMERICAN CAPITAL CORPORATION, a Maryland corporation**

By:   
Name: Matt Smith  
Title: Director

By:   
Name: Natalie Grainger  
Title: Director



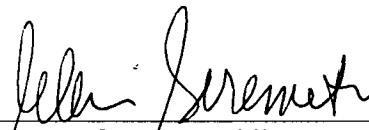
Reference No.: 8148.033  
Matter Name: 1600-1640 Northwind Parkway  
Pool: GSMS 2020-GC45

STATE OF NEW YORK  
COUNTY OF NEW YORK

§  
§  
§

On the 31<sup>st</sup> day of January, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Matt Smith, as Director of German American Capital Corporation, a Maryland 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.

  
Name of Notary Public

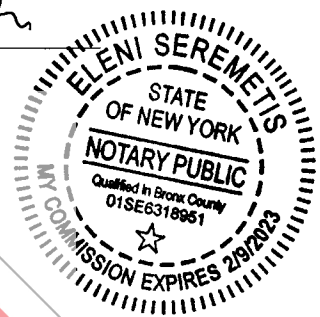
My Commission Expires:

STATE OF NEW YORK

COUNTY OF NEW YORK

**Document is NOT OFFICIAL!**

**This Document is the property of the Lake County Recorder!**



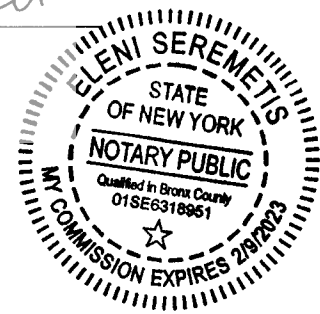
On the 31<sup>st</sup> day of January, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared Natalie Grainger, as Director of German American Capital Corporation, a Maryland corporation, personally known to me or proved to me on the basis of satisfactory evidence 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.



  
Name of Notary Public

My Commission Expires:



Reference No.: 8148.033  
Matter Name: 1600-1640 Northwind Parkway  
Pool: GSMS 2020-GC45

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**PARCEL I:**

Lot 1A in Replat #4 of North Wind Crossings, as per plat thereof, recorded in Plat Book 105, page 75 as Instrument No. 2012-042273, in the Office of the Recorder of Lake County, Indiana.

**PARCEL II:**

Non-exclusive easement for access as created and set out on the Replat #4 of North Wind Crossings, as per plat thereof, recorded in Plat Book 105, page 75 as Instrument No. 2012-042273, in the Office of the Recorder of Lake County, Indiana.



Reference No.: 8148.033  
Matter Name: 1600-1640 Northwind Parkway  
Pool: GSMS 2020-GC45