

This Instrument Was Prepared By:
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150 West Flagler Street, Suite 2200
Miami, FL 33130

First American Title
National Commercial Services
NCS File # 1070139

Record and Return To:
Geoffrey Palmer
SLC 150 W 500 S, LLC
c/o Endeavor Real Estate Group
500 W 5th Street, Suite 700
Austin, TX 78701

Tax Identification Nos.: 15-01-429-003-0000
15-01-429-004-0000
15-01-429-005-0000
15-01-429-011-0000

(Reserved)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 17th day of December, 2021 between DHM SALT LAKE CITY HOTEL LESSEE, LP, a Delaware limited partnership (the "Grantor"), whose mailing address is 255 Alhambra Circle, Suite 760, Coral Gables, Florida 33134, and SLC 150 W 500 S, LLC, a Delaware limited liability company (the "Grantee"), whose mailing address is 500 W 5th Street, Suite 700, Austin, Texas 78701.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee the real property together with all improvements located thereon (the "Property") located in Salt Lake County, Utah, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all the tenements, hereditaments, easements and appurtenances belonging or in any way appertaining to the Property.

TO HAVE AND TO HOLD the same in fee simple forever.

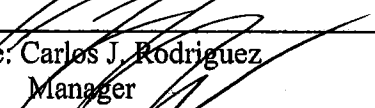
Subject only to the matters set forth on Exhibit "B", attached hereto and incorporated herein by this reference (collectively referred to as the "Permitted Encumbrances"), this conveyance is made and accepted.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrants the title to the Property, though subject to the Permitted Encumbrances, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized representative on the day and year first above written.

DHM SALT LAKE CITY HOTEL LESSEE,
LP, a Delaware limited partnership

By: DHM SALT LAKE CITY HOTEL
LESSEE GP, LLC, a Delaware limited liability
company, its sole ~~general partner~~

By 
Name: Carlos J. Rodriguez
Title: Manager

Signature page for Special Warranty Deed

101038664.2

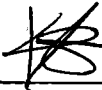
ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS:
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of December 13th, 2021 by Carlos J. Rodriguez, as Manager of DHM Salt Lake City Hotel Lessee GP, LLC, a Delaware limited liability company, the sole general partner of DHM Salt Lake City Hotel Lessee, LP, a Delaware limited partnership, on behalf of said company and as an act of said limited partnership, who is personally known to me or has produced _____ as identification.

My Commission Expires: July 29, 2023





Notary Public, State of Florida
Print Name: Kristin L. Espinoza
Commission No. GG 360303

Special Warranty Deed

101038664.2

EXHIBIT A

THE PROPERTY

The Land is described as follows: Real property in the County of Salt Lake, State of UT, described as follows:

PARCEL 1:

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, BLOCK 41, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 123 ¾ FEET, THENCE SOUTH 10 RODS, THENCE EAST 123 ¾ FEET, THENCE NORTH 10 RODS TO THE PLACE OF BEGINNING.

PARCEL 2:

COMMENCING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 41, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE EAST 5 RODS, THENCE SOUTH 10 RODS, THENCE WEST 5 RODS, THENCE NORTH 10 RODS TO THE PLACE OF BEGINNING.

PARCEL 3:

COMMENCING 5 RODS EAST OF THE NORTHWEST CORNER OF LOT 6, BLOCK 41, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 2 ½ RODS, THENCE SOUTH 10 RODS, THENCE WEST 2 ½ RODS, THENCE NORTH 10 RODS TO THE PLACE OF BEGINNING.

PARCEL 4:

BEGINNING AT A POINT 165 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 41, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 495 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID BLOCK 41, THENCE NORTH 495 FEET TO THE NORTHWEST CORNER OF LOT 4, SAID BLOCK 41, THENCE EAST 561 FEET, THENCE NORTH 66 FEET, THENCE EAST 99 FEET, THENCE SOUTH 445.5 FEET, THENCE WEST 165 FEET, THENCE SOUTH 115.5 FEET TO THE POINT OF BEGINNING.

PARCEL 4A:

A RIGHT OF WAY CREATED IN THAT WARRANTY DEED RECORDED APRIL 4, 1907 AS ENTRY NO. 220717 IN BOOK 7-L, PAGE 248 OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 99 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 6, BLOCK 41, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 124 FEET, THENCE WEST 25 FEET, THENCE NORTH 25 FEET, THENCE EAST 15 FEET, THENCE NORTH 99 FEET, THENCE EAST 10 FEET TO THE PLACE OF BEGINNING.

AS SURVEYED LEGAL DESCRIPTION: (FOR PARCELS 1, 2, 3, AND 4)

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF WEST TEMPLE STREET, POINT BEING SOUTH 99.00 FEET FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 41, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 0°01'10" EAST 445.50 FEET ALONG SAID RIGHT-OF-WAY TO A POINT NORTH 0°01'10" WEST 115.50 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 41, PLAT "A", SALT LAKE CITY SURVEY, POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 9292403 IN BOOK 9091 AT PAGE 4685, RECORDED AND ON FILE AT SALT LAKE COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, SOUTH 89°57'40" WEST 165.00 FEET, TO A FOUND REBAR & CAP

STAMPED "B&G 127636"; THENCE SOUTH 0°01'10" EAST 115.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 500 SOUTH STREET, THENCE SOUTH 89°57'40" WEST 495.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF 200 WEST STREET, THENCE NORTH 0°01'10" WEST 495.00 FEET TO THE SOUTHWEST CORNER OF A PARCEL IDENTIFIED BY SALT LAKE COUNTY PARCEL NO. 15-01- 429-001, THENCE NORTH 89°57'54" EAST 206.25 FEET ALONG SAID PARCEL, ALSO ALONG A PARCEL IDENTIFIED BY SALT LAKE COUNTY PARCEL NO. 15-01-429-002, TO THE SOUTHEAST CORNER OF SAID PARCEL, THENCE NORTH 0°01'10" WEST 165.00 FEET ALONG THE EASTERLY LINE OF SAID PARCEL TO A POINT ON THE SOUTHERLY RIGHT- OF-WAY OF 400 SOUTH STREET, THENCE NORTH 89°57'54" EAST 247.50 FEET TO A POINT ON A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 9857562 IN BOOK 9356 AT PAGE 6884, RECORDED AND ON FILE AT SALT LAKE COUNTY RECORDERS OFFICE, STATE OF UTAH, THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES, SOUTH 0°01'10" EAST 165.10 FEET ALONG THE WESTERLY LINE OF SAID PARCEL, THENCE NORTH 89°57'54" EAST 107.25 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL, THENCE NORTH 0°01'10" WEST 66.00 FEET ALONG THE EASTERLY LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 6104557 IN BOOK 7172 AT PAGE 167, RECORDED AND ON FILE AT SALT LAKE COUNTY RECORDERS OFFICE, STATE OF UTAH, THENCE NORTH 89°57'54" EAST 99.00 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL TO THE POINT OF BEGINNING.

Tax ID Number(s):

Parcel: 1 Tax Identification Numbers: 15-01-429-003-0000

Parcel: 2 Tax Identification Numbers: 15-01-429-004-0000

Parcel: 3 Tax Identification Numbers: 15-01-429-005-0000

Parcel: 4 Tax Identification Numbers: 15-01-429-011-0000

EXHIBIT B

PERMITTED ENCUMBRANCES

1. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
2. (The following exception affects Parcel 1)
 - a. Taxes for the year 2021 now a lien, not yet due. Tax Parcel No. 15-01-429-003-0000.
3. (The following exception affects Parcel 2)
 - a. Taxes for the year 2021 now a lien, not yet due. Tax Parcel No. 15-01-429-004-0000.
4. (The following exception affects Parcel 3)
 - a. Taxes for the year 2021 now a lien, not yet due. 4,301.46 Tax Parcel No. 15-01-429-005-0000.
5. (The following exception affects Parcel 4)
 - a. Taxes for the year 2021 now a lien, not yet due. Tax Parcel No. 15-01-429-011-0000.
 - b. Any charges or assessments upon the Land for water and sewer by reason of its inclusion in Salt Lake City. Such charges or assessments to be verified prior to closing.
 - c. The terms and conditions of Salt Lake City Ordinance No. 70 of 2005, creating and establishing the Central Community Master Plan, and any charges and assessments that may be levied thereunder recorded November 22, 2005 as Entry No. 9560336 in Book 9220 at Page 4101 of Official Records. None of which are currently due and payable.
 - d. Easement and right of way upon the terms and conditions therein provided, in favor of Salt Lake City, a municipal corporation, recorded August 01, 1929 as Entry No. 637438 in Book 57 Page 166 of Official Records.
6. (The following affects Northeasterly portion of Parcel 4)
 - a. An easement over, across or through the Land for communication facilities and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, a Colorado corporation by Instrument recorded December 17, 1974 as Entry No. 2671987 in Book 3745 at Page 150 of Official Records.
7. (The following affects all of the Land, together with other land not included herein)
 - a. Abstract of Findings and Order approving conditional use, upon the terms and conditions therein provided recorded April 15, 1999 as Entry No. 7323559 in Book 8268 at Page 5421 of Official Records.
 - b. Any covenants, conditions, restrictions, easements, assessments, liens, charges, terms and provisions contained within those certain declarations recorded April 17, 2012 as Entry No. 11372203 in Book 10009 at Page 2767 of Official Records, and any amendments thereto, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).
 - c. Notice of Encumbrance and Assessment Area Designation to be known as "Salt Lake

City, Utah Special Assessment Area CBIA-16 recorded February 11, 2016 as Entry No. 12220724 in Book 10402 at Page 3112 of Official Records. None of which are currently due and payable.

- d. A Deed of Trust and Security Agreement dated August 25, 2016 by and between DHM Salt Lake City Hotel Lessee, LP, a Delaware limited partnership as Trustor in favor of First American Title Insurance Agency as Trustee and Benefit Street Partners CRE Finance LLC, a Delaware limited liability company as Beneficiary, to secure an original indebtedness of \$35,000,000.00 and any other amounts or obligations secured thereby, recorded September 01, 2016 as Entry No. 12356659 in Book 10471 at Page 7452 of Official Records.

According to Official Records, the Beneficial Interest under said Deed of Trust was assigned to BSPCC SUB-Lender II LLC, a Delaware limited liability company by that certain Assignment recorded September 28, 2016 as Entry No. 12376025 in Book 10481 at Page 4555 of Official Records.

According to Official Records, the Beneficial Interest under said Deed of Trust was assigned to Benefit Street Partners CRE Finance LLC, a Delaware limited liability company by that certain Assignment recorded February 14, 2017 as Entry No. 12476050 in Book 10529 at Page 4575 of Official Records.

According to Official Records, the Beneficial Interest under said Deed of Trust was assigned to Wells Fargo Bank, National Association, as Trustee for the benefit of the Registered Holders of JPMCC Commercial Mortgage Securities Trust 2016-JP3, Commercial Mortgage Pass-Through Certificates Series 2016-JP3 by that certain Assignment recorded February 14, 2017 as Entry No. 12476052 in Book 10529 at Page 4585 of Official Records.

- e. An Assignment of Leases and Rents recorded September 01, 2016 as Entry No. 12356660 in Book 10471 at Page 7479 of Official Records, wherein DHM Salt Lake City Hotel Lessee, LP, a Delaware limited partnership assigns all rents, leases, income and profits accruing from the land to Benefit Street Partners CRE Finance LLC, a Delaware limited liability company.

Assigned to BSPCC SUB-Lender II LLC, a Delaware limited liability company, by Assignment of Assignment of Leases and Rents, from Benefit Street Partners CRE Finance LLC, a Delaware limited liability company, recorded September 28, 2016 as Entry No. 12376026 in Book 10481 at Page 4561 of Official Records.

Assigned to Benefit Street Partners CRE Finance LLC, a Delaware limited liability company, by Assignment of Assignment of Leases and Rents, from BSPCC SUB-Lender II LLC, a Delaware limited liability company, recorded February 14, 2017 as Entry No. 12476051 in Book 10529 at Page 4580 of Official Records.

Assigned to Wells Fargo Bank, National Association, as Trustee for the benefit of the Registered Holders of JPMCC Commercial Mortgage Securities Trust 2016-JP3, Commercial Mortgage Pass-Through Certificates Series 2016-JP3, by Assignment of Assignment of Leases and Rents, from Benefit Street Partners CRE Finance LLC, a Delaware limited liability company, recorded February 14, 2017 as Entry No. 12476053 in Book 10529 at Page 4591 of Official Records.

- f. A UCC Financing Statement executed by DHM Salt Lake City Hotel Lessee, LP, as Debtor, in favor of Benefit Street Partners CRE Finance LLC, as Secured Party recorded September 01, 2016 as Entry No. 12356661 in Book 10471 at Page 7492 of Official Records.

According to Official Records, the security interest of the secured party was assigned to BSPCC SUBLender II LLC by instrument recorded September 28, 2016 as Entry No. 12376027 in Book 10481 at Page 4567 of Official Records.

According to Official Records, the security interest of the secured party was assigned to BSPCC SUB-Lender II LLC by instrument recorded February 15, 2017 as Entry No. 12477361 in Book 10530 at Page 913 of Official Records.

According to Official Records, the security interest of the secured party was assigned to Benefit Street Partners CRE Finance LLC by instrument recorded March 07, 2017 as Entry No. 12489645 in Book 10535 at Page 6703 of Official Records.

According to Official Records, the security interest of the secured party was assigned to Wells Fargo Bank, National Association, as Trustee for the benefit of the Registered Holders of JPMCC Commercial Mortgage Securities Trust 2016-JP3, Commercial Mortgage Pass-Through Certificates Series 2016-JP3 by instrument recorded March 07, 2017 as Entry No. 12489646 in Book 10535 at Page 6707 of Official Records.

A continuation statement was recorded March 26, 2021 as Entry No. 13611278 in Book 11144 at Page 4941 of Official Records.

- g. Said land is located within the Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-19, pursuant to that certain Resolution No. 45 of 2018 recorded December 06, 2018 as Entry No. 12898312 in Book 10736 at Page 2971 of Official Records, and is subject to assessments and levies thereunder. None of which are currently due and payable.

Said land is located within the Salt Lake City, Utah Central Business Improvement Assessment Area No. DA-CBIA-19, pursuant to that certain Notice of Proposed Assessment recorded December 06, 2018 as Entry No. 12898313 in Book 10736 at Page 3030 of Official Records, and is subject to assessments and levies thereunder. None of which are currently due and payable.

- h. Vehicular access is limited to openings permitted by the Utah State Department of Transportation in accordance with Section 41-6a-714, Utah Code Annotated, as amended 2005.

- i. The following matters disclosed by an ALTA/NSPS survey made by Diamond Land Surveying on April 7, 2021, designated Job No. 21-134:

- A) Storm draining across property line. (Northwest)
- B) Fences not situated upon property lines.