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ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT

THIS ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT, (this "**Assignment**"), dated as of the 29th day of April, 2003, by Principal Commercial Funding, LLC, a Delaware limited liability company, having an address at 711 High Street, Des Moines, Iowa 50392 ("**Assignor**"), in favor of LaSalle Bank National Association, as trustee for the benefit of the Holders of Bear Stearns Commercial Mortgage Securities Inc., Commercial Mortgage Pass-Through Certificates, Series 2003-Top 10 ("**Assignee**"), located at 135 South LaSalle Street, Suite 1626, Chicago, IL 60674.

WITNESSETH:

WHEREAS, Assignor is the holder of that certain Mortgage and Security Agreement dated November 22, 2002, executed by Borrower in favor of Assignor and recorded on November 22, 2002 as Instrument No. 20021122000586340 in Shelby County, Alabama (as same may be amended, modified, renewed, added to and changed from time to time, the "**Mortgage**") secured by real property described and set forth in **Exhibit A** annexed hereto and made a part hereof;

WHEREAS, Assignor is also the owner and holder of that certain Assignment of Leases and Rents dated November 22, 2002, executed by Borrower in favor of Assignor and recorded on November 22, 2002 as Instrument No. 20021122000586350 in Shelby County, Alabama (as the same may be amended, modified, renewed, added to and changed from time to time (the "**ALR**");

WHEREAS, Assignor is also the owner and holder of that certain Secured Promissory Note executed by Calera Box, LLC ("**Borrower**") in favor of Assignor on November 22, 2002, in the amount of \$5,900,000.00 (the "**Pledged Note**");

WHEREAS, Assignor desired to assign to Assignee all of Assignor's right, title and interest in and to the Mortgage and ALR, including, without limitation, all of Assignor's right, title and interest in and to the Pledged Note;

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid by Assignee to Assignor, the receipt and legal sufficiency of which are hereby acknowledged, the Assignor hereby agrees as follows:

Assignment. Assignor hereby assigns to Assignee all of Assignor's right, title and interest in and to the Mortgage and ALR, including, without limitation, all of Assignor's right, title and interest in and to the Pledged Note, and the moneys due and to grow due thereon with the interest, TO HAVE AND TO HOLD UNTO ASSIGNEE, its successors and assigns, forever.

(SIGNATURE PAGE FOLLOWS)

Witnessed by: Kayla McCann
Name: Kayla McCann

By: Patricia A. Bailey
Name: Patricia A. Bailey
Title: Chief Financial Officer/Director of Finance
Principal Commercial Funding

Witnessed by: [Signature]
Name: Daniel S. Meyer

By: Troy W. Kort
Name: _____
Title: **Troy W. Kort**
Assistant Vice President

[illegible]

On this 29th day of April, 2003, before me, Catherine A. Bubba, personally appeared Patricia A. Bailey, and Troy W. Hart each personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged they reside in Polk County, Iowa; and have executed the same in their authorized capacity as Chief Financial Officer and Assistant Vice President respectively, of PRINCIPAL COMMERCIAL FUNDING, LLC, a Delaware limited liability company, and that by their signatures on the instrument the entity upon behalf of which these persons acted, executed the instrument.

WITNESS my hand and official seal.

Signature Catherine A. Buba

(This area for official notarial seal)

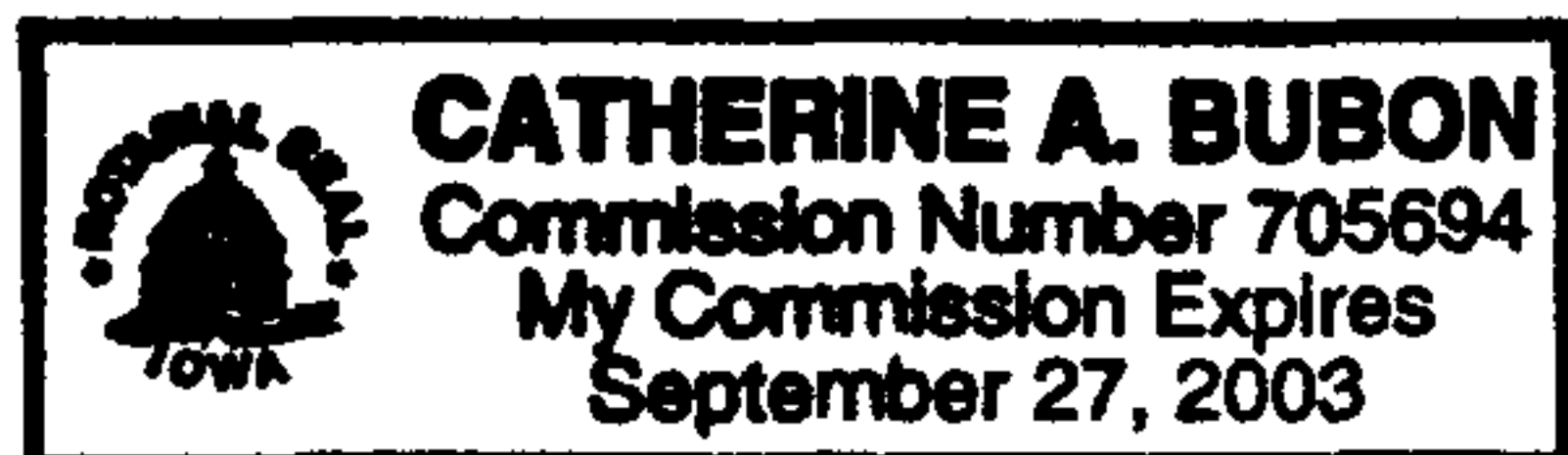


EXHIBIT A
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Lot 1, according to the Resurvey of Lots 3-6, Calera North Industrial Park, as recorded in Map Book 26 page 18 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. (Tax Parcel No. 28-2-04-0-001-009.000).