

**20151006000349760**  
**10/06/2015 09:57:24 AM**  
**ASSIGN 1/4**

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

**JPMORGAN CHASE BANK, NATIONAL ASSOCIATION**  
**(Assignor)**

to

**WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT  
OF THE REGISTERED HOLDERS OF JPMBB COMMERCIAL MORTGAGE SECURITIES  
TRUST 2015-C30, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES,  
SERIES 2015-C30, and in its capacity as Lead Securitization Note Holder**  
**(Assignee)**

Effective as of July 28, 2015

County of Shelby  
State of Alabama

**DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:**  
**ANDERSON, McCOY & ORTA, P.C.**  
**100 North Broadway, Suite 2600**  
**Oklahoma City, Oklahoma 73102**  
**Telephone: 888-236-0007**

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

As of the 28th day of July, 2015, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, having an address at 383 Madison Avenue, New York, NY 10179, ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF JPMBB COMMERCIAL MORTGAGE SECURITIES TRUST 2015-C30, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2015-C30, and in its capacity as Lead Securitization Note Holder, having an address at 1100 North Market Street, Wilmington, DE 19890, ("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 AND SECURITY AGREEMENT made by BW BOWLING PROPERTIES LP, a Delaware limited partnership to Assignor dated as of June 23, 2015 and recorded on June 30, 2015, as Instrument Number 20150630000218970 in the Recorder's Office of Shelby County, Alabama (as the same has heretofore been amended, modified, restated, supplemented, renewed or extended), securing payment of note(s) of even date therewith, in the original principal amount of \$120,000,000.00, 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 notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

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 Assignment 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]

5 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this  
day of August, 2015.

**JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION**

By: Nancy S. Alto  
Name: Nancy S. Alto  
Title: Vice President

STATE OF NEW YORK

§  
§  
§

COUNTY OF NEW YORK

On the 5 day of August, 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared Nancy S. Alto, as Vice President of JPMorgan Chase Bank, National Association, 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 to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature: Michael A. Cuomo  
Notary Public

My Commission Expires:

**MICHAEL A. CUOMO**  
Notary Public, State of New York  
Qualified in New York County  
No. 02CU6268078  
My Commission Expires August 27, 2016

EXHIBIT A

LEGAL DESCRIPTION

Lot 1, according to the Survey of Cahaba Commons, as recorded in Map Book 13, page 145, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH the rights granted in that certain Grant of Drainage Easement dated 02/29/2000 and recorded in Instrument 2000/07533 in said Probate Office.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
10/06/2015 09:57:24 AM  
\$23.00 CHERRY  
20151006000349760

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the official text.