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ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
(Assignor)

to

**WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT
OF THE REGISTERED HOLDERS OF JPMBB COMMERCIAL MORTGAGE SECURITIES
TRUST 2015-C31, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2015-C31, and its capacity as "Lead Securitization Note Holder"**
(Assignee)

Effective as of August 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 AND SECURITY AGREEMENT

As of the 28th day of August, 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 WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF JPMBB COMMERCIAL MORTGAGE SECURITIES TRUST 2015-C31, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2015-C31, and its capacity as "Lead Securitization Note Holder", 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 AND SECURITY AGREEMENT made by HPT SUNBELT PORTFOLIO, LLC, a Delaware limited liability company to Assignor dated as of June 5, 2015 and recorded on June 12, 2015, as Instrument Number 20150612000197700 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 \$146,700,000.00, 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]

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

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION**

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

STATE OF NEW YORK

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§
§

COUNTY OF NEW YORK

On the 9 day of September, 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: [Signature]
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

Parcel II: (Building No. 31)

A parcel of the Northwest quarter of the Southwest quarter of Section 36, Township 18 South, Range 2 West and a part of the Northeast quarter of the Southeast quarter of Section 35, Township 18 South, Range 2 West, being more particularly described as follows:

Commence at the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 36, and run North 44° 19' 30" West for 354.20 feet, thence North 34° 17' 30" East for 638.56 feet; thence North 65° 04' 00" East for 225.67 feet; thence South 22° 14' 00" East for 82.08 feet to the point of beginning; thence continue along last described course 290.25 feet; thence South 14° 42' 21" West for 60.11 feet to a point on the edge of Lake Heather (the following point meander along the edge of Lake Heather until otherwise stated); thence South 30° 34' 00" West for 26.38 feet; thence South 01° 36' 24" East for 39.30 feet; thence South 35° 56' 55" East for 69.60 feet; thence South 45° 25' 00" East for 46.40 feet, thence South 27° 14' 14" East for 40.50 feet; thence South 29° 45' 25" East for 34.11 feet; thence South 12° 52' 06" East for 55.19 feet; thence South 15° 00' 56" East for 33.65 feet; thence South 02° 55' 19" West for 22.90 feet; thence South 21° 15' 49" West for 24.91 feet; thence South 59° 14' 05" West for 35.60 feet, thence South 35° 04' 09" West for 21.02 feet; thence South 41° 54' 39" West for 38.34 feet; thence South 54° 43' 51" West for 46.14 feet; thence South 86° 47' 46" West for 19.92 feet; thence North 78° 23' 14" West for 10.84 feet; thence North 49° 53' 09" West for 13.38 feet; thence North 36° 15' 28" West for 33.67 feet; thence North 75° 41' 07" West for 9.49 feet; thence South 86° 59' 33" West for 21.92 feet; thence North 74° 31' 40" West for 27.50 feet; thence North 66° 59' 58" West for 31.89 feet; thence North 51° 28' 45" West for 49.75 feet; thence North 46° 29' 16" West for 26.67 feet; thence North 22° 11' 59" West for 11.00 feet, thence North 59° 22' 36" West for 16.54 feet; thence North 61° 08' 45" West for 21.53 feet; (the following points are no longer the edge of Lake Heather); thence North 81° 37' 00" West for 24.28 feet; thence North 81° 57' 30" West for 107.44 feet; thence North 43° 27' 30" West for 269.97 feet; thence North 34° 29' 00" East for 150.86 feet; thence North 49° 46' 49" East for 398.30 feet along the chord of curve to the right having a radius of 755.19 feet; a central angle of 30° 35' and an arc length of 403.11 feet; thence North 65° 03' 51" East for 80.69 feet to the Point of Beginning.

The above described property is also known as Site -7, according to the map of Inverness Sites 6 & 7 as recorded in Map Book 26, Page 147, in the Probate Office of Shelby County, Alabama.

Parcel III: (Building No. 104)

All that piece or parcel of land lying on the West side of Inverness Center Place within the Inverness Center Development in or near the City of Hoover as part of the Southwest quarter of Section 36, Township 18 South, Range 2 West, and more particularly described to-wit:

Reference No.: 7033.003
Matter Name: Inverness Center
Pool: JPMBB 2015-C31

Commencing at an iron pin found on the Eastern side of Inverness Center Place, being the Southwestern corner of that property known as Inverness Center Site 24B as recorded in P.B 21, Page 61, South 24° 31' 48" East for 371.87 feet to an iron pin on the Western side of Inverness Center Place which is the Point of Beginning.

Thence leaving Inverness Center Place South 40° 46' 16" West for 173.77 (passing iron pin found at 138.36 feet) to a point, in or near the edge of Lake Heather (a.k.a. Lake Inverness); thence following the edge of Lake Heather at contour 496.00 feet with the following traverse points and courses (labeled A-B on Plat by F.V. Clinkscales, Jr., AL. PLS & PE) to wit: South 86° 00' 20" West for 64.27 feet to a point on or near the 496 foot contour; thence South 47° 49' 49" West for 40.95 feet to a point on or near the 496 foot contour; thence South 54° 12' 24" West for 22.12 feet to a point on or near the 496 foot contour; thence South 76° 47' 06" West for 31.68 feet to a point on or near the 496 foot contour; thence South 83° 11' 13" West for 78.43 feet to a point on or near the 496 foot contour; thence South 86° 41' 36" West for 75.25 feet to a point on or near the 496 foot contour; thence South 29° 14' 31" West for 64.41 feet to a point on or near the 496 foot contour; thence South 85° 45' 49" West for 14.46 feet to a point on or near the 496 foot contour; thence North 17° 31' 08" East for 23.12 feet to a point on or near the 496 foot contour; thence North 08° 31' 15" West for 9.54 feet to a point on or near the 496 foot contour; thence South 26° 45' 08" West for 19.67 feet to a point on or near the 496 foot contour; thence South 38° 40' 34" West for 30.80 feet to a point on or near the 496 foot contour; thence South 87° 30' 05" West for 26.10 feet to a point on or near the 496 foot contour; thence South 57° 04' 15" West for 51.82 feet to a point on or near the 496 foot contour; thence South 14° 12' 02" West for 7.25 feet to a point on or near the 496 foot contour; thence South 87° 01' 24" West for 9.00 feet to a point on or near the 496 foot contour; thence South 57° 32' 16" West for 60.94 feet to a point on or near the 496 foot contour; thence North 88° 13' 37" West for 59.24 feet to a point on or near the 496 foot contour; thence North 68° 56' 31" West for 55.15 feet to a point on or near the 496 foot contour; thence North 30° 58' 70" West for 20.87 feet to a point on or near the 496 foot contour; thence North 16° 33' 06" West for 39.41 feet to a point on or near the 496 foot contour; thence North 15° 21' 52" West for 44.68 feet to a point on or near the 496 foot contour; thence North 03° 40' 00" East for 28.26 feet to a point on or near the 496 foot contour; thence North 21° 11' 06" East for 19.81 feet to a point on or near the 496 foot contour; thence North 44° 53' 30" West for 5.31 feet to a point on or near the 496 foot contour; thence North 39° 08' 18" East for 14.95 feet to a point on or near the 496 foot contour; thence South 83° 56' 54" West for 11.83 feet to a point on or near the 496 foot contour; thence North 23° 22' 32" West for 23.41 feet to a point on or near the 496 foot contour; thence North 03° 43' 45" West for 29.70 feet to a point on or near the 496 foot contour; thence North 06° 52' 19" East 36.45 feet to a point on or near the 496 foot contour; thence North 21° 38' 23" East for 54.71 feet to a point on or near the 496 foot contour; thence North 31° 26' 23" East for 78.78 feet to a point on or near the 496 foot contour; thence North 40° 29' 18" East for 25.16 feet to a point on or near the 496 foot contour; thence North 68° 45' 57" East for 8.81 feet to a point on or near the 496 foot contour; thence North 22° 16' 41" East for 19.60 feet to a point on or near the 496 foot contour; thence North 28° 10' 40" East for 29.36 feet to a point on or near the 496 foot contour; thence North 26° 40' 30" East for 10.94 feet to an iron pin set at the edge of the water; thence with the center of an un-named creek for six (6) courses to wit: North 04° 28' 56" East for 4.73 feet to a point; South 42° 12' 18" East for 44.95 feet to a point thence North 63° 52' 49" East for 17.26 feet to a point; thence North 26° 16' 48" East for 44.95 feet to a point; thence North 17° 58' 09" West for 15.56 feet to a point thence North 39° 01' 57" East for 112.82 feet to an iron pin found

(passing over a headwall) on the Western side of Inverness Center Place; thence with Inverness Center Place for four (4) courses to wit: a curve to the left with a chord bearing of South 78° 09' 58" East for 87.72 feet (R249.99 feet; L=88.18 feet) to an iron pin thence South 88° 10' 38" East for 35.02 feet to a point; thence a curve to the right with a chord bearing of South 55° 55' 00" East for 452.06 feet (R=422.03 feet; L=477.06 feet) to a point; thence South 23° 31' 53" East for 47.74 feet to the Point of Beginning.

Parcel No. IV: (Building No. 10)

Part of the West half of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the point where the North line of the South half said quarter-quarter of the Southeast quarter of the Northwest quarter of Section 36, Township 18 South, Range 2 West intersects the Southwesterly right of way of U.S. Highway 280 and run North 88° 24' 25" West along said North line of South half distance of 138.23 feet to the point of beginning of herein described parcel; thence run South 09° 56' 31" East along the Southwesterly line of Inverness Office Center, Site 1 a distance of 370.81 feet to a point on a curve to the left on the Northwesterly right of way of Inverness Center Parkway said curve having a radius of 639.00 feet and a central angle of 17° 05' 09", thence South 57° 28' 31" West along the chord of said curve 189.85 feet to the Point of Tangent; thence continuing along said right of way the following courses, South 48° 55' 56" West, 47.17 feet to the Point of Curve of curve to the right, having a radius of 431.50 feet and a central angle of 13° 33' 45"; thence South 55° 02' 49" West along the chord of said curve 101.90 feet to the Point of Tangent; thence South 62° 29' 42" West, 137.56 feet to the Point of Curve of curve to the left, having a radius 1342.50 feet and a central angle of 11° 11' 18"; thence South 56° 54' 02" West along the chord of said curve 261.74 feet to the Point of Tangent; thence South 51° 18' 23" West, 81.81 feet to the Point of Curve of curve to the right, having a radius of 1325.00 feet and a central angle of 2° 03' 06"; thence South 52° 19' 56" West along the chord of said curve 47.44 feet to a point on said curve and the centerline of common drive for Inverness Office Center Buildings 10 and 22; thence the following courses along said centerline of common drive, North 28° 28' 27" West, 5.13 feet to a Point of Curve of curve to the right, having a radius of 213.00 feet and a central angle of 16° 09' 39"; thence North 20° 23' 37" West along the chord of said curve 59.88 feet to the Point of Tangent; thence North 12° 18' 47" West, 71.95 feet to the Point of Curve of curve to the left, having a radius of 116.00 feet and a central angle of 67° 11' 32"; thence North 45° 54' 33" West along the chord of said curve 128.37 feet to a point on said curve; thence leaving said centerline of common drive, the following courses along the existing back of curb of an entrance drive to Building 10, North 10° 51' 55" East, 35.08 feet to the Point of Curve of a curve to the right, having a radius of 321.55 feet and a central angle of 32° 08' 29"; thence North 26° 56' 09" East along the chord of said curve 178.02 feet to the Point of Tangent; thence North 43° 00' 24" East, 8.85 feet; thence North 29° 39' 25" West 28.26 feet; Thence South 60° 20' 35" West 29.00 feet leaving said back of curb; thence North 29° 39' 25" West paralleling existing parking lots of Building 10 and 22, 388.34 feet; thence North 88° 24' 25" West 55.92 feet; thence North 01° 35' 35" East 25.00 feet; thence South 88° 24' 25" East 5.00 feet; thence North 01° 35' 35" East 75.50 feet to a point on said North line of the South half of the Southeast quarter of the

Northwest quarter of Section 36 Township 18 South, Range 2 West; thence South 88° 24' 25" East along said North line of South half, 156.00 feet to a point; thence South 46° 22' 05" East, 40.73 feet; thence North 43° 37' 55" East, 36.72 feet to a point on said North line of South half thence South 88° 24' 25" East along said North line of South half, 765.04 feet to the Point of Beginning.

Parcel V: (Building No. 22)

Part of the West half of Section 36, Township 18 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at a point where the North line of the South half of the Southeast quarter of the Northwest quarter of Section 36, Township 18 South, Range 2 West intersects the Southwesterly right of way of U. S. Highway 280 and run North 88° 24' 25" West along same 1114.10 feet to the point of beginning of herein described parcel; thence South 01° 35' 35" West, 75.50 feet; thence North 88° 24' 25" West 5.00 feet; thence South 01° 35' 35" West 25.00 feet; thence South 88° 24' 25" East 55.92 feet; thence South 29° 39' 25" East paralleling existing parking lots of Building 10 and 22, 388.34 feet; thence North 60° 20' 35" East 29.00 feet to a point on the existing back of curb of drive into Building 10; thence the following courses along said back of curb, South 29° 39' 25" East, 28.26 feet; thence South 43° 00' 24" West 8.85 feet to the Point of Curve of curve to the left, having a radius of 321.55 feet and a central angle of 32° 08' 29"; thence South 26° 56' 09" West along the chord of said curve 178.02 feet to the Point of Tangent; thence South 10° 51' 55" West 35.08 feet to a point on a curve to the right and on the centerline of common drive for Buildings 10 and 22, said curve having a radius of 116.00 feet and a central angle of 67° 11' 32"; thence the following courses along said centerline of drive, South 45° 54' 33" East along the chord of said curve 128.37 feet; thence South 12° 18' 47" East 71.95 feet to the Point of Curve of curve to the left, having a radius of 213.00 feet and a central angle 16° 09' 39"; thence South 20° 23' 37" East along the chord of said curve 59.88 feet to the Point of Tangent; thence South 28° 28' 27" East 5.13 feet to a point on a curve to the right on the Northerly right of way of Inverness Center Parkway, said curve having a radius of 1325.00 feet and a central angle of 11° 50' 45"; thence South 59° 16' 51" West along the chord of said curve 273.45 feet to the Point of Tangent; thence South 65° 12' 13" West continuing along said right of way 234.70 feet to the Point of Curve of curve to the left, having a radius of 985.24 feet and a central angle of 1° 49' 24" thence South 64° 17' 32" West continuing along said right of way 31.35 feet to an intersection with a curve to the right being on the back of the Easterly curb of the entrance drive to Inverness Office Center, Site-4, (The 40's), said curve having a radius of 68.08 feet and a central angle of 55° 56' 13"; thence the following courses along said Easterly back of curb of entrance drive; North 50° 56' 42" West along the chord of said curve 63.86 feet to the Point of Tangent; thence North 22° 58' 36" West 5.09 feet to the Point of Curve of curve to the right, having a radius of 58.90 feet and a central angle of 20° 29' 35"; thence North 12° 43' 48" West along the chord of said curve 20.95 feet to the Point of Tangent; thence North 02° 29' 00" West 36.87 feet to the Point of Curve of curve to the left, having a radius of 229.01 feet and a central angle of 43° 55' 17"; thence North 24° 52' 29" West along the chord of said curve 171.28 feet to the Point of Tangent; thence North 53° 14' 04" West 133.54 feet to the Point of Curve of curve to the right, having a radius of 275.00 feet and a central angle of 19° 48' 04"; thence North 43° 20' 02" West along the chord of said curve 94.57 feet to a point on said curve; thence North 36° 15' 02" East leaving said back of curb and paralleling existing parking lots of Site-4 and

Reference No.: 7033.003

Matter Name: Inverness Center

Pool: JPMBB 2015-C31

Building 22, 682.41 feet; thence North 01° 36' 01" East 166.08 feet to a point on said North line of the South half of the Southeast quarter of the Northwest quarter of Section 36; thence South 88° 24' 25" East along said same 52.95 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/12/2015 01:39:15 PM
\$35.00 DEBBIE
20151012000356260

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name of the Probate Judge.