

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

LMF COMMERCIAL, LLC, a Delaware limited liability company
(Assignor)

to

COMPUTERSHARE TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR
THE BENEFIT OF THE REGISTERED HOLDERS OF BBCMS MORTGAGE TRUST 2025-
5C38, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2025-5C38
(Assignee)

Effective as of November 25, 2025

County of Shelby
State of Alabama

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

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

Effective as of the 25th day of November, 2025, LMF COMMERCIAL, LLC, a Delaware limited liability company, having an address at 590 Madison Avenue, 9th Floor, New York, NY 10022 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to COMPUTERSHARE TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF BBCMS MORTGAGE TRUST 2025-5C38, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2025-5C38, having an address at 9062 Old Annapolis Road, Columbia, MD 21045 ("Assignee"), its successors, participants and assigns, without recourse, representation or warranty, all right, title and interest of Assignor, in and to that certain:

MORTGAGE, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS made by ALABAMA WYLIE PARTNERS LLC and HELENA PELHAM STORAGE PARTNERS LLC, each an Illinois limited liability company to LMF COMMERCIAL, LLC, a Delaware limited liability company, dated as of September 19, 2025 and recorded on September 29, 2025, as Document Number 20250929000297710 in the Recorder's Office of Shelby County, Alabama ("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 principal amount of \$6,060,000.00, and creating a lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Mortgage was assigned to RMF SUB 5, LLC, a Delaware limited liability company, by assignment instrument dated as of September 19, 2025 and being recorded herein, in the Recorder's Office.

The Mortgage was further assigned to LMF COMMERCIAL, LLC, a Delaware limited liability company, by assignment instrument dated as of November 25, 2025 and being recorded herein, in the Recorder's Office.

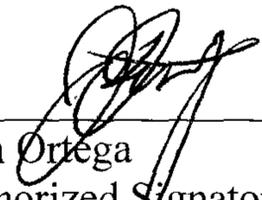
Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

5th IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of December, 2025, to be effective as of the date first written above.

ASSIGNOR:

LMF COMMERCIAL, LLC, a Delaware limited liability company

By: 
Name: Juan Ortega
Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF FLORIDA §
 §
COUNTY OF MIAMI-DADE §

On the 5th day of December, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Juan Ortega, 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 he executed the same in his authorized capacity as Authorized Signatory of LMF COMMERCIAL, LLC, and that by his 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.



Name of Notary Public
My Commission Expires:

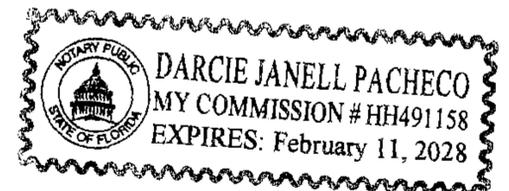


EXHIBIT A

LEGAL DESCRIPTION

Parcel 1

All that part of the North Half of the South Half of the NW ¼ of the SW ¼ of Section 31, Township 19 South, Range 2 West that lies West of the right-of-way of U.S. Highway No. 31 and South of Hilltop Business Center Drive.

Less and Except:

A parcel of land situated in the South half of the Northwest quarter of the Southwest quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence proceed South 00 degrees 19 minutes 52 seconds West along the West line of said quarter-quarter 987.74 feet to a point; thence South 87 degrees 14 minutes 08 seconds East 40.00 feet to the point of beginning, also being an iron pin set; thence North 33 degrees 37 minutes 27 seconds East, 142.21 feet to an iron pin set and the intersection of a point on a curve to the left, said curve having a delta angle of 85 degrees 12 minutes 38 seconds a radius of 40.00 feet and a chord bearing of North 81 degrees 01 minutes 08 seconds East; thence along the arc of said curve, 59.49 feet to an iron pin set and a point on a curve to the right, said curve having a delta angle of 53 degrees 43 minutes 20 seconds a radius of 20.00 feet and a chord bearing of North 65 degrees 16 minutes 33 seconds East; thence along the arc of said curve, 18.75 feet to an iron pin set; thence South 87 degrees 51 minutes 42 seconds East, 30.32 feet to an iron pin set; thence South 00 degrees 19 minutes 52 seconds West, 139.78 feet to an iron pin set; thence North 87 degrees 55 minutes 08 seconds West, 178.27 feet the point of beginning.

And Also Less and Except:

A parcel of land situated in the South half of the Northwest quarter of the Southwest quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama, and more particularly described as follows:

Commence at the Northwest corner of the Northwest quarter of the Southwest quarter of Section 31, Township 19 South, Range 2 West, Shelby County, Alabama; thence proceed South 0 degrees, 19 minutes, 52 seconds, West along West line of said quarter-quarter, 772.74 feet to the point of beginning, also being an iron pin set; thence South 65 degrees, 07 minutes, 47 seconds East, 113.90 feet to an iron pin set and the intersection of a point on a curve to the left, said curve having a Delta angle of 81 degrees, 14 minutes, 46 seconds, a Radius of 40.00 feet and a Chord bearing of South 15 degrees, 45 minutes, 10 seconds East; thence along the arc of said curve 56.72 feet to an iron pin set; thence South 33 degrees 37 minutes, 27 seconds West, 142.21 feet to an iron pin set; thence North 87 degrees, 55 minutes 08 seconds West, 40.00 feet to an iron pin set; thence North 00 degrees, 19 minutes 52 seconds East, 215.00 feet to the point of beginning.

Parcel 2

Lots 1 and 2, according to the Survey of Clayton Bailey Properties Addition to Helena, as recorded in Map Book 58, Page 77, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/14/2026 10:32:43 AM
\$36.00 KELSEY
20260114000012580

Allie S. Beal

Reference No.: 7232M.012-013
Matter Name: The Storage Place Portfolio
Pool: BBCMS 2025-5C38 (LMF)
Security Instrument Assignment