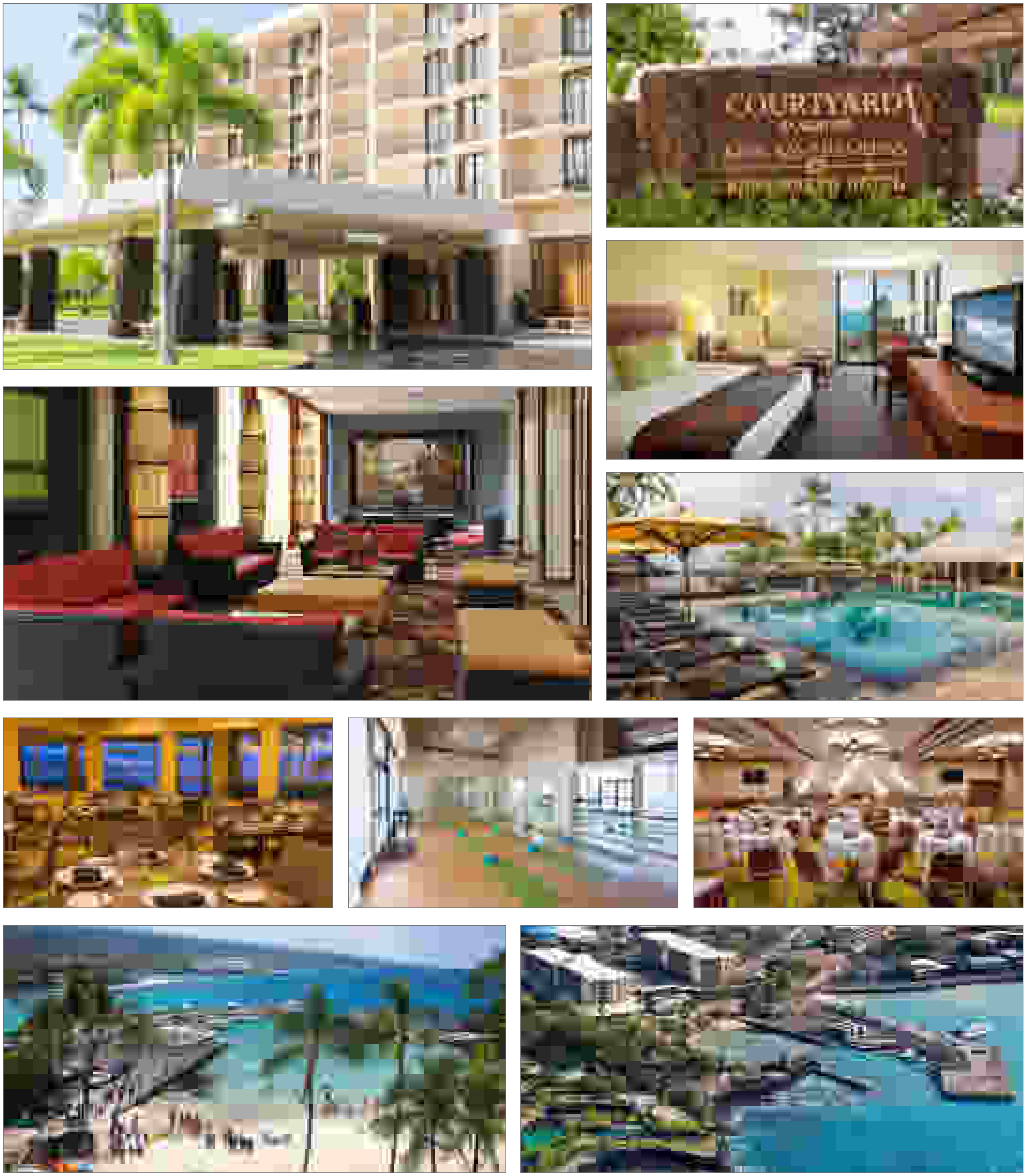
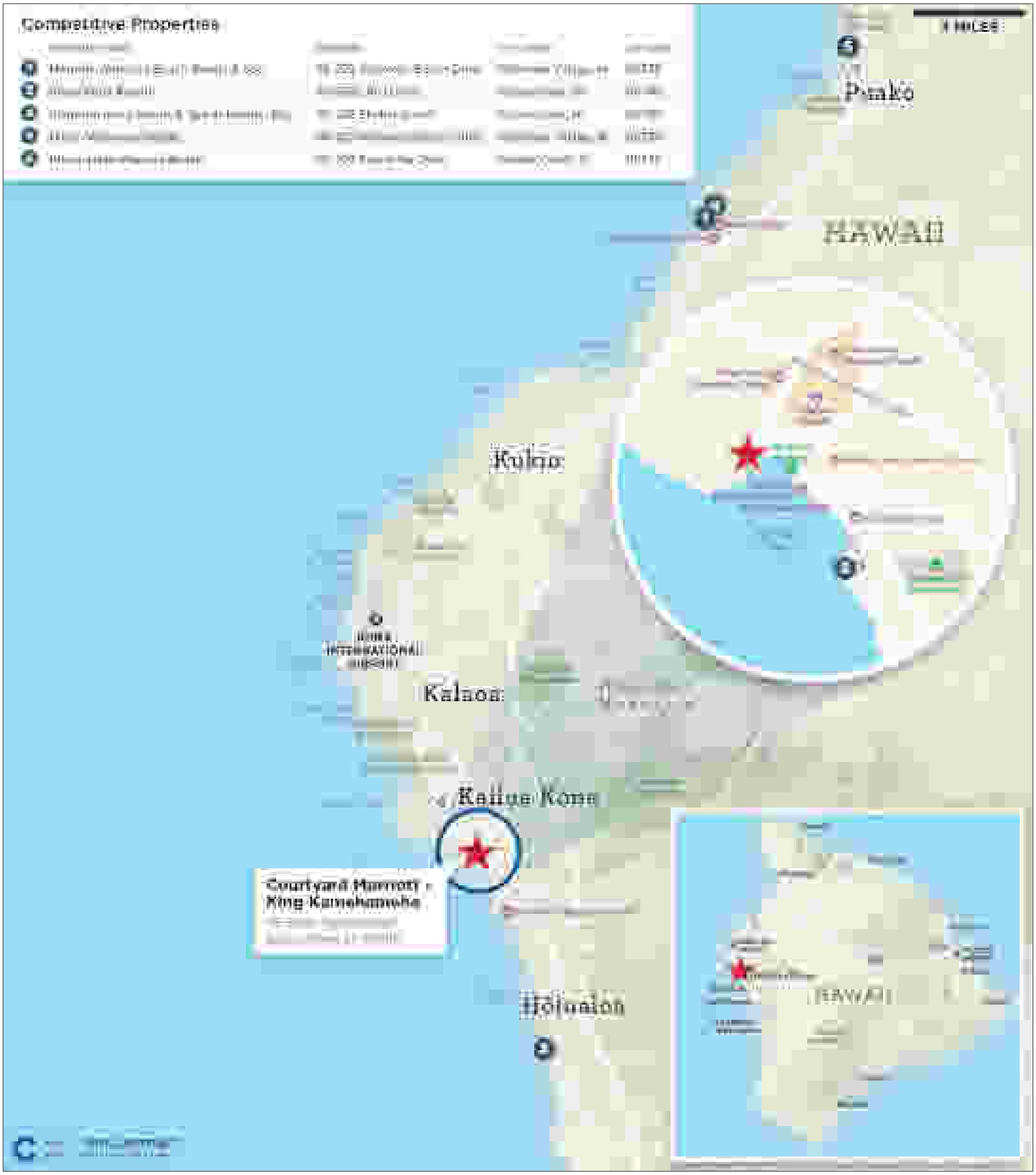
Courtyard Marriott – King Kamehameha



Courtyard Marriott – King Kamehameha



Courtyard Marriott – King Kamehameha

Mortgage Loan Information

Mortgage Loan Seller:	JPMCB
Original Principal Balance[(1)]:	$40,000,000
Cut-off Date Principal Balance[(1)]:	$39,945,058
% of Pool by IPB:	3.7%
Loan Purpose:	Refinance
Borrower:	IWF KKH, LLC
Sponsor:	Invest West Financial Corporation
Interest Rate[(2)]:	4.81000%
Note Date:	1/10/2017
Maturity Date:	2/1/2027
Interest-only Period:	None
Original Term:	120 months
Original Amortization[(3)]:	360 months
Amortization Type:	Balloon
Call Protection:	L(25),Grtr1%orYM(90),O(5)
Lockbox:	CMA
Additional Debt[(1)]:	Yes
Additional Debt Balance[(1)]:	$14,979,397
Additional Debt Type[(1)]:	B-Note

Property Information

Single Asset / Portfolio:	Single Asset
Title:	Leasehold
Property Type - Subtype:	Hotel - Full Service
Net Rentable Area (Rooms):	452
Location:	Kailua-Kona, HI
Year Built / Renovated:	1975 / 2011
Occupancy / ADR / RevPAR:	85.1% / $152.16 / $129.41
Occupancy / ADR / RevPAR Date:	11/30/2016
Number of Tenants:	N/A
2013 NOI:	$4,617,341
2014 NOI:	$6,055,229
2015 NOI:	$6,789,578
TTM NOI (as of 11/2016):	$7,522,657
UW Occupancy / ADR / RevPAR:	85.1% / $152.16 / $129.42
UW Revenues:	$30,134,131
UW Expenses:	$22,711,533
UW NOI:	$7,422,598
UW NCF:	$7,422,598
Appraised Value / Per Room:	$133,000,000 / $294,248
Appraisal Date:	10/3/2016

Escrows and Reserves[(4)]

	Initial	Monthly	Initial Cap
Taxes:	$38,955	$38,984	N/A
Insurance:	$0	Springing	N/A
FF&E:	$81,532	4% of Gross Revenues	N/A
TI/LC:	$0	$0	N/A
Other:	$459,021	$421,178	N/A

Financial Information[(1)]

	A Note	Whole Loan
Cut-off Date Loan / Room:	$88,374	$121,514
Maturity Date Loan / Room:	$74,309	$102,174
Cut-off Date LTV:	30.0%	41.3%
Maturity Date LTV:	25.3%	34.7%
UW NCF DSCR[(5)]:	3.06x	1.94x
UW NOI Debt Yield:	18.6%	13.5%

Sources and Uses

Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
A-Note[(1)]	$40,000,000	68.4%	Repay Existing Debt	$56,747,833	97.0%
B-Note[(1)]	15,000,000	25.6	Closing Costs	1,175,539	2.0
Sponsor Equity	3,502,881	6.0	Upfront Reserves	579,508	1.0
Total Sources	**$58,502,881**	**100.0%**	**Total Uses**	**$58,502,881**	**100.0%**

(1) The Courtyard Marriott - King Kamehameha loan is part of a whole loan with an outstanding principal balance as of the Cut-off Date of approximately $54.9 million which is comprised of a senior A-Note with an outstanding principal balance as of the Cut-off Date of approximately $39.9 million, and a Subordinate Companion Loan with an outstanding principal balance as of the Cut-off Date of approximately $15.0 million. The A-Note Financial Information presented in the chart above reflects the Cut-off Date balance of the approximately $39.9 million senior A-Note portion of the Courtyard Marriott - King Kamehameha Whole Loan, exclusive of the approximately $15.0 million Subordinate Companion Loan.
(2) The Interest Rate reflects the interest rate on the A-Note and is 4.81000%. The interest rate for the Subordinate Companion Loan is 8.00000% *per annum.*
(3) The Courtyard Marriott - King Kamehameha Whole Loan will amortize in accordance with the amortization schedule set forth in Annex G to the Preliminary Prospectus.
(4) For a full description of Escrows and Reserves, please refer to *"Escrows and Reserves"* below.
(5) The UW NCF DSCR is calculated using the sum of principal and interest payments over the first 12 payments allocable to the mortgage loan following the Cut-off Date based on a *pro rata* allocation between the A-Note and Subordinate Companion Loan of principal payable on the Courtyard Marriott - King Kamehameha Whole Loan.

Courtyard Marriott – King Kamehameha

The Loan. The Courtyard Marriott - King Kamehameha loan is secured by a first mortgage lien on the leasehold interest in a 452-room full service hotel located in Kailua-Kona, Hawaii. The whole loan has an outstanding principal balance as of the Cut-off Date of approximately $54.9 million (the "Courtyard Marriott - King Kamehameha Whole Loan"), and is comprised of a senior note, with an outstanding principal balance as of the Cut-off Date of approximately $39.9 million (the "Courtyard Marriott - King Kamehameha A-Note" or "A-Note"), and a subordinate B-Note with an outstanding principal balance as of the Cut-off Date of approximately $15.0 million (the "Courtyard Marriott - King Kamehameha Subordinate Companion Loan" or "Subordinate Companion Loan"). The Courtyard Marriott - King Kamehameha A-Note is being contributed to the JPMCC 2017-JP5 Trust. The Courtyard Marriott - King Kamehameha Subordinate Companion Loan was sold to a third party investor. Under the related intercreditor agreement, prior to a control appraisal period with respect to the Courtyard Marriott - King Kamehameha Subordinate Companion Loan, under certain circumstances, the holder of the Courtyard Marriott - King Kamehameha Subordinate Companion Loan will have the right to approve certain major decisions with respect to the Courtyard Marriott - King Kamehameha Whole Loan, to exercise certain cure and consultation rights and to replace the related special servicer with or without cause. In addition, the holder of the Courtyard Marriott - King Kamehameha Subordinate Companion Loan has the right to purchase the Courtyard Marriott - King Kamehameha A-Note after the occurrence and during the continuance of an event of default under the Courtyard Marriott - King Kamehameha Whole Loan documents. After a control appraisal period occurs with respect to the Courtyard Marriott - King Kamehameha Subordinate Companion Loan, the holder of the Courtyard Marriott - King Kamehameha A-Note, will be entitled to exercise the rights of the controlling noteholder with respect to the Courtyard Marriott - King Kamehameha Whole Loan. The Courtyard Marriott - King Kamehameha Whole Loan has a 10-year term and will amortize in accordance with the amortization schedule set forth in Annex G to the Preliminary Prospectus. The previously existing debt securing the property was securitized in MSBAM 2014-C17.

Whole Loan Summary				
Note	**Original Balance**	**Cut-off Date Balance**	**Note Holder**	**Controlling Piece**
A	$40,000,000	$39,945,058	JPMCC 2017-JP5	No
B	15,000,000	14,979,397	Third Party Investor	Yes
Total	**$55,000,000**	**$54,924,454**		

The Borrower. The borrowing entity for the Courtyard Marriott - King Kamehameha Whole Loan is IWF KKH, LLC, a Delaware limited liability company.

The Loan Sponsor. The loan sponsor and nonrecourse carve-out guarantor is Invest West Financial Corporation ("Invest West"), a full service real estate and private equity investment firm based in Santa Barbara, California. Invest West was founded by chairman Dale J. Marquis who is also the founder and chairman of Pacifica Hotel Company and chairman of the board of Invest West Capital Corporation, a closely held venture capital company. Mr. Marquis has been involved with the acquisition or development of over 130 real estate investment projects, including over 30 hotel projects.

According to the loan sponsor, from 2008 to 2010 the property underwent approximately $35.2 million of capital improvements ($77,876 per room) in which the guest rooms were gut-renovated. They received new carpet, paint, bedding, drapes, furniture, lighting, artwork, flat panel televisions and lanai furniture. The loan sponsor converted the property to a Courtyard by Marriott in November 2011 after completion of a $1.5 million property improvement plan. Property improvement plans since that time have included updates to the east tower guest rooms, Courtyard systems and signage, landscaping and installation of LED lighting throughout the property. The borrower is in the process of negotiating a new property improvement plan with the franchisor, which is expected to cost approximately $4.5 million and will include renovations to the public areas, exercise rooms, meeting rooms, elevators, Honu's restaurant, guest rooms and bathrooms.

Prior Loan Disclosure. The loan sponsor acquired the property in 2007 using the proceeds of a loan from Santa Barbara Bank & Trust. The loan sponsor used the proceeds of the prior loan to acquire the property and renovate it to re-position the hotel with a major franchise. In June 2010, the loan sponsor failed to make a debt service payment to the prior lender. The prior loan was modified in May 2011 to reduce the interest rate and to sweep excess cash flow from the property to the lender. The prior loan was also subsequently amended to extend the interest only period to February 2014 and increase the interest rate. In May 2014, JPMCB purchased the prior note for 95.7% of the then-current principal balance, resulting in a 4.3% loss to the prior lender. At the time of origination of the current loan in January 2017, the prior loan originated in 2007 was performing with no defaults.

Courtyard Marriott – King Kamehameha

The Property. Courtyard Marriott - King Kamehameha is a two-tower, 452-room, full service hotel located in Kailua-Kona, Hawaii. The property was originally developed in 1975 and renovated from 2008 to 2010 for approximately $35.2 million. The property was then converted to a Courtyard by Marriott in 2011 after completion of a $1.5 million property improvement plan. The hotel offers 14,337 square feet of indoor meeting space and 11,200 square feet of outdoor venue space. The Kamakahonu Ballroom is 5,200 square feet and has a 2,500 square foot pre-function space that can be divided into four separate meeting rooms. Additional amenities at the property include a business center, pool, full-service spa, tennis courts, fitness facilities, and a white-sand beach. Additionally, the property features three food and beverage options including Honu's on the Beach, Billfish Bar, and Menehune Coffee Company. The property also hosts The Island Breeze Hawaiian Lu'au four nights a week which offers a buffet with Hawaiian food, Polynesian entertainment and complimentary drinks. The property contains 386 surface parking spaces for a parking ratio of approximately 0.85 spaces per room.

The property has 452 rooms, including 145 king rooms, 302 double queen rooms and 5 suites. The guest rooms are located between two six-story towers, the east tower and west tower, which are connected via an interior corridor. Each guest room features a coffeemaker, hairdryer, iron/ironing board, safe, refrigerator, flat-panel television, wireless internet access and a balcony with a table and two chairs. In addition, most guest rooms feature a partial or full ocean view.

The Courtyard Marriott - King Kamehameha property is located along the west side of Palani Road with an oceanfront location on the north side of Kailua Bay, approximately 8.1 miles from Kona International Airport at Keahole. Palani Road is one of the main roadways into downtown Kailua-Kona and the Kona beachfront along Alii Drive. The Kona International Airport was expanded and renovated as a part of the larger $2.3 billion Hawaii Airports Modernization Program. In 2015, arrivals at Hawaii's Big Island airports, the majority of which come through Kona Airport, totaled approximately 1.5 million passengers, a 3.8% increase from 2014. Kailua-Kona is the second most populated city on Hawaii's Big Island and is West Hawaii's government, commercial and industrial center. According to the appraisal, due to the increasing number of domestic and international flights, large retailers such as Costco, K-Mart and Wal-Mart, as well as international sporting events, are becoming more prevalent in Kailua-Kona in addition to increasing tourism. Hawaii airports served approximately 8.6 million passengers in 2015, up 4.1% from the 8.3 million passengers in 2014. Hawaii Airlines and other major airlines serving Hawaii have added a variety of flights to its schedule, making the island more accessible to tourists. In December 2013, WestJet added a daily non-stop flight from Vancouver to Kona and Kauai. Alaska Airlines added two flights in March 2013, which include non-stop service from San Jose to Kauai and non-stop service from Oakland to Kauai. Allegiant Air announced $99 fares from Los Angeles to Honolulu in 2013 and Hawaiian Airlines began non-stop service from New York's John F. Kennedy Airport to Honolulu in August 2013. Hawaiian Air also announced a 294-passenger non-stop flight from Honolulu to Beijing, which began in April 2014. Hawaiian Airlines started to offer non-stop flights between Kona and Tokyo on December 20, 2016.

The property is located near Kuakini Highway and Queen Ka'ahumanu Highway, which are approximately 0.1 miles northeast and 0.5 miles northeast of the property, respectively. Queen Ka'ahumanu Highway connects the property to Kona International Airport and the town of Kailua-Kona. Kauli-Kona benefits from its beaches, landscape, temperate climate, culture and tourism infrastructure. Hawaii's location between the United States, China and Japan helps fuel its economy and the tourism industry. Additional demand generators include Hawaii Volcanoes National Park, a 333,000 acre park that houses two active volcanoes, Mauna Loa and Kilauea, an inactive volcano, Mauna Kea, also known as "white mountain" because of the snow covered peaks during the winter months, and numerous recreational activities including golf, sport fishing, hiking, snorkeling and whale watching. According to the appraisal, as of 2015, the estimated population within a one-, three- and five-mile radius was 2,520, 18,473 and 27,044, respectively.

The appraisal did not identify any proposed or under construction hotels as directly competitive properties. The Marriott Waikoloa Beach Resort & Spa, which is in the property's primary competitive set, recently began converting its original 260-room south tower into a 112-unit timeshare condominium that will be operated by Marriott Vacation Club. As such, beginning in April 2016, inventory at the hotel decreased from 555 rooms to 295 available rooms. The Hilton Waikoloa Village is also converting one of its guest room towers into timeshare units, which is expected to reduce its room count from 1,241 to 641.

Courtyard Marriott – King Kamehameha

Historical Occupancy, ADR, RevPAR[1]									
	Competitive Set[2]			Courtyard Marriott – King Kamehameha[3]			Penetration Factor[4]		
Year	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR	Occupancy	ADR	RevPAR
2013	65.2%	$178.43	$116.41	81.2%	$131.64	$106.95	124.5%	73.8%	91.9%
2014	68.9%	$180.40	$124.35	84.3%	$138.94	$117.06	122.3%	77.0%	94.1%
2015	72.9%	$180.34	$131.44	83.8%	$146.13	$122.41	115.0%	81.0%	93.1%
TTM[5]	78.2%	$167.71	$131.08	85.1%	$152.16	$129.41	108.9%	90.7%	98.7%

(1) The minor variances between the underwriting, the appraisal and the above table with respect to Occupancy, ADR and RevPAR at the Courtyard Marriott - King Kamehameha property are attributable to variances in reporting methodologies and/or timing differences.
(2) Data provided by a third-party information provider. The competitive set contains the following properties: Marriott Waikoloa Beach Resort & Spa, Royal Kona Resort, Sheraton Kona Resort & Spa at Keahou Bay, Hilton Waikoloa Village and Prince Hotel Hapuna Beach.
(3) Based on operating statements provided by the borrower.
(4) Penetration Factor is calculated based on data provided by a third-party information provider. for the competitive set and borrower-provided operating statements for the property.
(5) TTM represents the trailing 12-month period ending on November 30, 2016.

Competitive Hotels Profile[1]								
				2015 Estimated Market Mix		2015 Estimated Operating Statistics		
Property	Rooms	Year Opened	Meeting Space (SF)	Transient	Meeting and Group	Occupancy	ADR	RevPAR
Courtyard Marriott - King Kamehameha[2]	**452**	**1975**	**25,531**	**79%**	**16%**	**83.8%**	**$146.13**	**$122.41**
Marriott Waikoloa Beach Resort & Spa	295	1981	56,862	82%	13%	79.0%	$168.00	$132.72
Royal Kona Resort	393	1970	10,000	85%	10%	85.0%	$129.00	$109.65
Sheraton Kona Resort & Spa at Keahou Bay	509	1971	114,304	55%	25%	75.0%	$144.00	$108.00
Hilton Waikoloa Village	1,241	1988	410,000	50%	30%	67.0%	$213.00	$142.71
Prince Hotel Hapuna Beach	350	1994	85,000	80%	15%	68.0%	$225.00	$153.00
Total[3]	**2,788**							

(1) Based on the appraisal.
(2) Occupancy, ADR, and RevPAR are based on operating statements provided by the borrower.
(3) Excludes the Courtyard Marriott - King Kamehameha property.

Courtyard Marriott – King Kamehameha

Operating History and Underwritten Net Cash Flow	2013	2014	2015	TTM(1)	Underwritten	Per Room(2)	% of Total Revenue(3)
Occupancy	81.2%	84.3%	83.8%	85.1%	85.1%		
ADR	$131.64	$138.94	$146.13	$152.16	$152.16		
RevPAR	$106.95	$117.06	$122.41	$129.41	$129.42		
Room Revenue	$17,645,334	$19,313,208	$20,195,757	$21,409,356	$21,350,927	$47,237	70.9%
Food and Beverage Revenue	5,742,295	6,013,601	6,324,427	6,535,326	6,517,490	14,419	21.6
Parking/Other Rental Revenue	989,106	1,113,319	1,177,274	1,278,675	1,275,185	2,821	4.2
Other Departmental Revenue	699,225	845,163	923,564	962,384	990,529	2,191	3.3
Total Revenue	**$25,075,960**	**$27,285,291**	**$28,621,022**	**$30,185,741**	**$30,134,131**	**$66,668**	**100.0%**
Room Expense	$3,828,493	$4,045,065	$4,110,620	$4,217,019	$4,205,510	$9,304	19.7%
Food and Beverage Expense	4,509,274	4,571,504	4,807,308	4,969,357	4,955,795	10,964	76.0
Parking/Other Rental Expense	127,666	120,493	131,260	133,881	133,516	295	10.5
Other Departmental Expenses	75,036	98,878	90,653	111,174	110,870	245	11.2
Departmental Expenses	**$8,540,469**	**$8,835,940**	**$9,139,841**	**$9,431,430**	**$9,405,691**	**$20,809**	**31.2%**
Departmental Profit	**$16,535,490**	**$18,449,351**	**$19,481,181**	**$20,754,310**	**$20,728,441**	**$45,859**	**68.8%**
Operating Expenses	**$6,999,263**	**$7,256,189**	**$7,148,402**	**$7,520,698**	**$7,531,124**	**$16,662**	**25.0%**
Gross Operating Profit	**$9,536,228**	**$11,193,162**	**$12,332,779**	**$13,233,613**	**$13,197,317**	**$29,198**	**43.8%**
Management Fees	$752,279	$818,559	$858,631	$905,572	$904,024	$2,000	3.0%
Property Taxes	428,274	438,917	450,703	457,927	467,859	1,035	1.6
Property Insurance	435,898	430,815	447,494	447,371	437,910	969	1.5
Ground Lease Expense	2,291,298	2,350,131	2,633,432	2,684,556	2,759,560	6,105	9.2
Other Expenses	8,100	8,100	8,100	8,100	0	0	0.0
FF&E	1,003,038	1,091,412	1,144,841	1,207,430	1,205,365	2,667	4.0
Total Other Expenses	**$4,918,887**	**$5,137,933**	**$5,543,201**	**$5,710,956**	**$5,774,719**	**$12,776**	**19.2%**
Net Operating Income	**$4,617,341**	**$6,055,229**	**$6,789,578**	**$7,522,657**	**$7,422,598**	**$16,422**	**24.6%**
Net Cash Flow	**$4,617,341**	**$6,055,229**	**$6,789,578**	**$7,522,657**	**$7,422,598**	**$16,422**	**24.6%**

(1) TTM column represents the trailing 12-month period ending on November 30, 2016.
(2) Per Room values based on 452 guest rooms.
(3) % of Total Revenue for Room Expense, Food and Beverage Expense, Parking/Other Rental Expense and Other Departmental Expenses is based on their corresponding revenue line items.

Property Management. The property is managed by Pacifica Hotel Management, LLC, an affiliate of Pacifica Hotel Company, which previously managed the property.

Franchise Agreement. The property has a franchise agreement with MIF, L.L.C., an affiliate of Marriott International, Inc., under the Courtyard by Marriott brand. The current franchise agreement is effective as of May 17, 2011 for a term of 20 years and provides for a program fee of (i) 5.0% of gross room sales for the time period from June 1, 2016 through May 31, 2017 and (ii) 5.5% of gross room sales for the time period from June 1, 2017, through the remainder of the term.

Escrows and Reserves. At origination, the borrower deposited $459,021 for a ground lease reserve, $81,532 for FF&E reserves and $38,955 for real estate taxes.

Tax Escrows - On a monthly basis, the borrower is required to escrow 1/12 of the annual estimated tax payments, which currently equates to $38,984.

Insurance Escrows - The requirement for the borrower to make deposits to the insurance escrow is waived so long as (i) no event of default has occurred and is continuing and (ii) the borrower provides satisfactory evidence that the property is insured as part of an acceptable blanket policy in accordance with the loan documents covering all or substantially all real property owned by affiliates of the borrower.

FF&E Reserves - On a monthly basis, the borrower is required to deposit an amount equal to 4.0% of gross revenue from operations for the calendar month two months prior to such payment date. The reserve is not subject to a cap.

Courtyard Marriott – King Kamehameha

PIP Reserves - The borrower is required to pay to the lender a monthly amount to be used for the property improvement plan ("PIP") that is currently being negotiated with the franchisor in an amount equal to $191,667. In addition, for each of the first 24 payment dates of the loan term, the borrower may deposit up to 50% of each FF&E monthly deposit into the PIP reserve account.

Ground Lease Reserve - At origination, the borrower deposited $459,021 into a ground lease reserve in respect of ground rent, and on a monthly basis thereafter, the borrower is required to pay to the lender 1/12 of the rents (including, without limitation, base rent, additional rents and any percentage rent (excluding any taxes otherwise reserved for hereunder)) (collectively, the "Ground Rent") due under the ground lease during the next ensuing 12 months in order to accumulate with the lender sufficient funds to pay all such Ground Rent at least 30 days prior to the respective due dates, which currently equates to approximately $229,511.

Lockbox / Cash Management. The loan is structured with a CMA lockbox. On or prior to the closing date, the borrower was required to deliver written instructions to credit card companies to deposit all revenues directly to the lockbox account. On or prior to the origination date, the borrower was also required to deliver tenant direction letters to all tenants under leases to deliver all rents directly to the lockbox account. The funds are then returned to an account controlled by the borrower until the commencement of a Cash Sweep Event (as defined below). During the continuance of a Cash Sweep Event, all funds in the lockbox account are swept on each business day to a segregated cash management account under the control of the lender. To the extent there is a Cash Sweep Event continuing, all excess cash flow after payment of the mortgage debt service, required reserves and operating expenses will be held as additional collateral for the loan. The lender has a first priority security interest in the cash management account.

A "Cash Sweep Event" means (i) the occurrence of an event of default, (ii) the bankruptcy or insolvency action of the borrower or property manager or (iii) the date that the debt service coverage ratio, as calculated in the loan documents, based on the trailing 12-month period is less than 1.15x (a "DSCR Trigger Event").

Any Cash Sweep Event will end with respect to (a) clause (i), upon the acceptance of the lender of a cure of the related event of default, which cure the lender is not obligated to accept and may reject or accept in its sole and absolute discretion, provided that the lender has not accelerated the loan, moved for a receiver or commenced foreclosure proceedings, (b) clause (ii) solely with respect to the property manager, if the property manager is replaced with a qualified property manager under a replacement management agreement within 60 days of the commencement of the bankruptcy action of property manager, or (c) clause (iii), if the debt service coverage ratio is 1.15x or greater for two consecutive calendar quarters based upon the trailing 12-month period immediately preceding the date of determination, provided that such Cash Sweep Event cure set forth in this definition is subject to the following conditions, (A) no other event of default under the loan documents has occurred and is continuing and (B) the borrower has paid all of the lender's reasonable expenses incurred in connection with such Cash Sweep Event cure including, reasonable attorney's fees and expenses.

Ground Lease. The Courtyard Marriott - King Kamehameha property is subject to two ground leases with HKK Hawaii, LLC. One ground lease covers the hotel improvements and portions of the eastern half of the property (the "Hotel Ground Lease") and the other ground lease covers the parking area adjacent to the hotel on the western side of the property (the "Lanihau Ground Lease"). Each ground lease commenced on July 1, 2016, and expires on June 30, 2096, with no renewal or extension options. The annual base rent under the Hotel Ground Lease is currently $2,087,635 through June 30, 2017, and is subject to an annual increase of 3.0% until June 30, 2036. For the 10 year period of each ground lease commencing on July 1, 2036 through the expiration of the term, annual base rent is determined by agreement between the ground lessor and the borrower, and if they fail to reach an agreement, base rent is required to be the greater of fair market rent (as determined in the lease) or the base rent immediately prior to such period. Additionally, the Hotel Ground Lease requires percentage rent in the following amounts: (i) 3.0% of gross revenues from food and beverage operations; (ii) 10.0% of any sublease, license or concessionaire rentals; and (iii) 6.0% of gross room and other revenues. The annual base rent under the Lanihau Ground Lease is currently $525,000 through June 30, 2019, and is also subject to an annual increase of 3.0% until June 30, 2036, with base rent escalations commencing on July 1, 2036 being determined in a similar manner to the Hotel Ground Lease.

Permitted Mezzanine Debt. One or more (i) newly-formed bankruptcy remote owners of the borrower or (ii) a transferee assuming the loan in connection with a transfer of the property to a party other than the borrower and its affiliates may obtain mezzanine financing upon satisfaction of certain terms and conditions including, without limitation, the following: (i) the mezzanine lender meets a customary qualified lender definition and may not assign or pledge any interest in the mezzanine loan except in accordance with the related intercreditor agreement, (ii) the execution of an intercreditor agreement satisfactory to the mortgage lender and the rating agencies, (iii) immediately after giving effect to the mezzanine loan, the combined loan-to-value ratio with respect to the mezzanine loan and such mezzanine loan does not exceed 41.4%, (iv) the projected combined debt service coverage ratio based on the 12 month period immediately following the closing of the mezzanine loan is not less than 1.97x and (v) delivery of a rating agency confirmation.