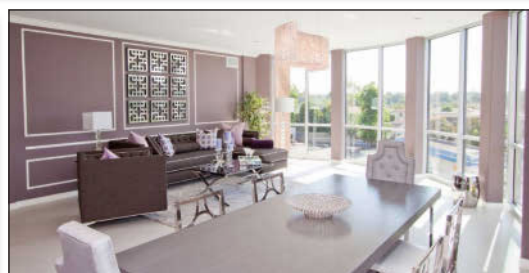
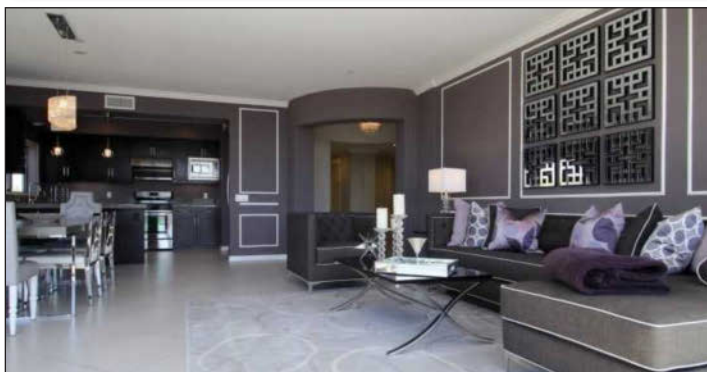


500 North Atlantic Boulevard
Monterey Park, CA 91754

Collateral Asset Summary – Loan No. 9

Atlantic Times Square

Cut-off Date Balance:	\$40,000,000
Cut-off Date LTV:	59.8%
U/W NCF DSCR:	1.86x
U/W NOI Debt Yield:	9.5%



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GROUND LEVEL



UPPER LEVEL



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Mortgage Loan Information

Loan Seller: JPMCB
Loan Purpose: Refinance
Borrower Sponsor: Ronnie Lam
Borrower: Atlantic Times Square X, LLC
Original Balance⁽¹⁾: \$40,000,000
Cut-off Date Balance⁽¹⁾: \$40,000,000
% by Initial UPB: 4.0%
Interest Rate: 4.8450%
Payment Date: 1st of each month
First Payment Date: May 1, 2018
Maturity Date: April 1, 2028
Amortization: Interest Only
Additional Debt⁽¹⁾: \$58,000,000 *Pari Passu* Debt
Call Protection⁽²⁾: L(25), D(91), O(4)
Lockbox / Cash Management: Springing Hard / Springing

Reserves⁽³⁾

	Initial	Monthly
Taxes:	\$483,974	\$161,325
Insurance:	\$140,595	\$15,622
Replacement:	\$4,744	\$4,744
TI/LC:	\$11,487	\$11,487
AMC Reserve:	\$0	Springing

Financial Information⁽⁴⁾

Cut-off Date Balance / Sq. Ft.⁽⁵⁾:	\$258
Balloon Balance / Sq. Ft.⁽⁵⁾:	\$258
Cut-off Date LTV:	59.8%
Balloon LTV:	59.8%
Underwritten NOI DSCR:	1.94x
Underwritten NCF DSCR:	1.86x
Underwritten NOI Debt Yield:	9.5%
Underwritten NCF Debt Yield:	9.2%
Underwritten NOI Debt Yield at Balloon:	9.5%
Underwritten NCF Debt Yield at Balloon:	9.2%

Property Information

Single Asset / Portfolio: Single Asset
Property Type: Mixed Use Retail / Multifamily
Collateral: Fee Simple
Location: Monterey Park, CA
Year Built / Renovated: 2010 / NAP
Total Sq. Ft.⁽⁶⁾: 379,376
Property Management: Kam Sang Company, Inc.
Underwritten NOI⁽⁷⁾: \$9,337,011
Underwritten NCF: \$8,967,236
Appraised Value: \$163,800,000
Appraisal Date: 2/1/2018

Historical NOI⁽⁸⁾

Most Recent NOI:	\$9,977,969 (T-12 February 28, 2018)
2017 NOI:	\$9,919,162 (December 31, 2017)
2016 NOI:	\$9,280,553 (December 31, 2016)
2015 NOI:	\$8,042,730 (December 31, 2015)

Historical Occupancy⁽⁹⁾

Most Recent Occupancy:	96.9% (March 1, 2018)
2017 Occupancy:	94.3% (December 31, 2017)
2016 Occupancy:	98.4% (December 31, 2016)
2015 Occupancy:	92.5% (December 31, 2015)

- (3) See "Initial and Ongoing Reserves" herein.
(4) DSCR, LTV, Debt Yield and Balance / Sq. Ft. calculations are based on the aggregate balance of the Atlantic Times Square Whole Loan.
(5) Cut-off Date Balance / Sq. Ft. and Balloon Balance / Sq. Ft. are each calculated based on the 379,376 combined sq. ft. of retail and multifamily space.
(6) Total Sq. Ft. of 379,376 sq. ft. represents 212,838 sq. ft. of retail space and 166,538 sq. ft. of multifamily space (100 units).
(7) Approximately 28.4% of the Underwritten NOI is attributable to the multifamily component of the Atlantic Times Square Property.
(8) The increase in Most Recent NOI from 2015 NOI is driven predominantly by a lease up of the retail component of the Atlantic Times Square Property totaling 33,919 sq. ft. across 16 new and renewal leases since June 2015.
(9) Historical Occupancy reflects the weighted average occupancy of both the retail and multifamily components of the Atlantic Times Square Property.

- (1) The Atlantic Times Square whole loan is evidenced by three *pari passu* notes with an aggregate original principal balance of \$98.0 million (the "Atlantic Times Square Whole Loan"). The non-controlling Note A-2, with an original principal balance of \$40.0 million, will be included in the COMM 2018-COR3 mortgage trust. The controlling note A-1, with an original principal balance of \$40.0 million, and non-controlling note A-3, with an original principal balance of \$18.0 million, are held by JPMCB and are expected to be contributed to one or more future securitization trusts. For additional information regarding the *pari passu* notes, see "The Loan" herein.
(2) Defeasance of the full \$98.0 million Atlantic Times Square Whole Loan is permitted after the date that is two years after the closing date of the securitization that includes the last *pari passu* note to be securitized (the "REMIC Prohibition Period"). If the REMIC Prohibition Period has not expired by May 1, 2021, the borrower is permitted to prepay the Atlantic Times Square Whole Loan with a yield maintenance premium. The assumed lockout period of 25 payments is based on the expected COMM 2018-COR3 securitization closing date in May 2018. The actual lockout period may be longer.

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Atlantic Times Square

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Tenant Summary⁽¹⁾

Tenant	Ratings (Fitch/Moody's/S&P) ⁽²⁾	Net Rentable Area (Sq. Ft.)	% of Net Rentable Area	U/W Base Rent PSF	% of Total U/W Base Rent	Lease Expiration
Anchor / Major Tenants						
AMC Theater	B/B2/B+	75,000	35.2%	\$22.82	25.0%	8/31/2030
24 Hour Fitness	NR/B2/B	30,842	14.5%	\$26.88	12.1%	8/31/2025
Subtotal / Wtd. Avg.		105,842	49.7%	\$24.01	37.1%	
In-line Retail Tenants						
		101,854	47.9%	\$42.21	62.9%	
Vacant		5,142	2.4%			
Total		212,838	100.0%			

(1) Based on the underwritten rent roll dated as of March 1, 2018 for the retail component of the Atlantic Times Square Property.

(2) Certain ratings are those of the parent company whether or not the parent company guarantees the lease.

Lease Rollover Schedule⁽¹⁾

Year	# of Leases Expiring	Total Expiring Sq. Ft.	% of Total Sq. Ft. Expiring	Cumulative Sq. Ft. Expiring	Cumulative % of Sq. Ft. Expiring	Annual U/W Base Rent PSF	% U/W Base Rent Rolling	Cumulative % of U/W Base Rent
MTM ⁽²⁾	1	0	0.0%	0	0.0%	\$120,000.00	1.8%	1.8%
2018	3	2,327	1.1%	2,327	1.1%	\$53.79	1.8%	3.6%
2019	6	15,060	7.1%	17,387	8.2%	\$39.64	8.7%	12.3%
2020	13	29,831	14.0%	47,218	22.2%	\$42.56	18.6%	30.9%
2021	10	18,570	8.7%	65,788	30.9%	\$43.18	11.7%	42.6%
2022	7	22,662	10.6%	88,450	41.6%	\$37.17	12.3%	54.9%
2023	0	0	0.0%	88,450	41.6%	\$0.00	0.0%	54.9%
2024	1	2,274	1.1%	90,724	42.6%	\$48.71	1.6%	56.5%
2025	1	30,842	14.5%	121,566	57.1%	\$26.88	12.1%	68.7%
2026	1	6,205	2.9%	127,771	60.0%	\$33.00	3.0%	71.6%
2027	0	0	0.0%	127,771	60.0%	\$0.00	0.0%	71.6%
2028	1	4,925	2.3%	132,696	62.3%	\$46.26	3.3%	75.0%
Thereafter	1	75,000	35.2%	207,696	97.6%	\$22.82	25.0%	100.0%
Vacant	NAP	5,142	2.4%	212,838	100.0%	NAP	NAP	
Total / Wtd. Avg.	45	212,838	100.0%			\$32.93	100.0%	

(1) Certain tenants have lease termination options that may become exercisable prior to the originally stated expiration date of the tenant lease and that are not considered in the lease rollover schedule or the stacking plan.

(2) MTM represents signage at the property, for which there is no sq. ft. attributable but \$120,000 in annual U/W base rent.

The Loan. The Atlantic Times Square Whole Loan is a fixed rate loan secured by the borrower's fee simple interest in a mixed-use development with 379,376 sq. ft., comprised of 212,838 sq. ft. of retail space and 100 multifamily units, consisting of 166,538 sq. ft. of space, located in Monterey Park, California (the "Atlantic Times Square Property"). The Atlantic Times Square Whole Loan is evidenced by the non-controlling Note A-2, with an original principal balance of \$40.0 million, which will be included in the COMM 2018-COR3 mortgage trust. The controlling Note A-1, with an original principal balance of \$40.0 million, and non-controlling Note A-3, with an original principal balance of \$18.0 million, are expected to be contributed to one or more future mortgage trusts.

The relationship between the holders of the Atlantic Times Square Whole Loan is governed by a co-lender agreement as described under the "Description of the Mortgage Pool--The Whole Loans—The Serviced *Pari Passu* Whole Loans" and "—The Non-Serviced *Pari Passu* Whole Loans" in the Prospectus.

Whole Loan Summary

	Original Balance	Cut-off Date Balance	Note Holder	Controlling Piece
Note A-1	\$40,000,000	\$40,000,000	JPMCB	Yes
Note A-2	\$40,000,000	\$40,000,000	COMM 2018-COR3	No
Note A-3	\$18,000,000	\$18,000,000	JPMCB	No
Total	\$98,000,000	\$98,000,000		

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Collateral Asset Summary – Loan No. 9

Atlantic Times Square

Cut-off Date Balance: \$40,000,000
Cut-off Date LTV: 59.8%
U/W NCF DSCR: 1.86x
U/W NOI Debt Yield: 9.5%

Sources and Uses					
Sources	Proceeds	% of Total	Uses	Proceeds	% of Total
Loan Amount	\$98,000,000	100.0%	Loan Payoff	\$66,380,388	67.7%
			Closing Costs	\$1,333,259	1.4%
			Reserves	\$640,799	0.7%
			Return of Equity	\$29,645,553	30.3%
Total Sources	\$98,000,000	100.0%	Total Uses	\$98,000,000	100.0%

The Borrower / Sponsor. The borrowing entity for the loan is Atlantic Times Square X, LLC, a Delaware limited liability company and special purpose entity. The loan's sponsor and nonrecourse carve-out guarantor is Ronnie Lam. Mr. Lam is the founder and current CEO of Kam Sang Company, Inc. ("Kam Sang"). Kam Sang, established in 1979, is a privately held real estate development and management firm with a portfolio consisting of hospitality, retail, residential, restaurant, and mixed-use properties. The company currently owns and manages a portfolio of 17 properties, 16 of which are located in the greater Los Angeles, California area and one located in Las Vegas, Nevada. Kam Sang's hotel and residential properties include The Embassy Suites Glendale, The Sheraton Hotel Anaheim, Courtyard Marriott Baldwin Park, Residence Inn by Marriott in La Mirada and Rancho Cielo Estates in Rancho Santa Fe. Retail properties include Puente Hills East in City of Industry, Kaleidoscope in Mission Viejo and Simi Valley Town Center in Simi Valley. Additionally, according to Kam Sang, there are an additional eight projects in the construction pipeline.

The Property. The Atlantic Times Square Property is a mixed-use development that was constructed in 2010 for approximately \$183.0 million by Kam Sang. The property was built on a 6.60 acre site and consists of three multifamily buildings with a total of 210 units along with 212,838 sq. ft. of ground floor retail and a 1,649 space subterranean parking garage. The property is subject to two condominium declarations affecting the commercial and residential components of the property. The borrower owns both units in the commercial condominium. One of the multifamily buildings, containing 110 units, is not included as collateral for the Atlantic Times Square Whole Loan, as the units were sold as condominiums to third parties. As of the trailing 12-month period ended February 2018, the Atlantic Times Square Property generated approximately 72.8% of revenues from the retail component and approximately 27.2% of revenues from the multifamily component.

Multifamily Unit Mix					
Unit Type	Total Units	Occupied Units	Occupancy %	Average Unit Size (SF)	In-Place Average Rent per Month
2 BR	40	39	97.5%	1,437	\$2,911
3 BR	60	57	95.0%	1,818	\$3,359
Total/Wtd. Avg.	100	96	96.0%	1,665	\$3,177

The multifamily portion serving as collateral for the Atlantic Times Square Whole Loan consists of 100 units totaling 166,538 sq. ft. and is comprised of 40 two-bedroom and 60 three-bedroom layouts that were 96.0% occupied as of March 1, 2018. Amenities at the Atlantic Times Square Property include a full service concierge, 24-hour doorman, outdoor swimming pool and sundecks, health spa, clubhouse lounge and outdoor garden and lounge area. According to the appraisal, the property falls within the East LA/Alhambra/Montebello/Pico Rivera apartment submarket, which reported a total inventory of 24,722 units as of year-end 2017. The submarket reported a vacancy rate of 2.9% with average asking rents of \$1,428 per unit, which is up from \$1,163 in 2013. Additionally, the Class A average asking rents in the submarket were \$1,878 per unit, up from \$1,512 in 2013. The appraisal identified seven competitive multifamily properties built between 1962 and 2016, ranging from 109 units to 391 units and ranging in size from 83,256 sq. ft. to 327,448 sq. ft. The competitive properties reported occupancies ranging from 94.3% to 97.3% with a weighted average occupancy of approximately 96.1% as of year-end 2017. There are currently 122 apartment units under construction in the submarket across two projects.

The 212,838 sq. ft. of ground floor retail is currently 97.6% leased by 45 tenants, as of March 1, 2018. The retail component is anchored by a 14-screen AMC Theater ("AMC"), which is leased by an affiliate of the borrower and is managed by AMC pursuant to a management agreement, a 30,842 square foot 24 Hour Fitness, and a variety of in-line and restaurant tenants. According to the appraisal, the Atlantic Times Square Property falls within the San Gabriel Valley-West retail submarket. As of year-end 2017, the submarket was comprised of approximately 5.7 million sq. ft. of space with a vacancy rate of 2.8% with average asking rental rates for retail space of \$33.79 PSF. The appraisal identified 10 comparable retail leases ranging in size from 627 sq. ft. to 2,366 sq. ft. Base rents for the comparable leases ranged from \$32.40 PSF to \$54.00 PSF, with a weighted average of \$44.76 PSF. The appraisal concluded retail market rents of between \$24.00 PSF for anchor space to \$57.00 PSF for small shop inline space. Additionally, the appraisal identified approximately 81,500 sq. ft. of new construction in the submarket.

Environmental Matters. The Phase I environmental report dated February 7, 2018 recommended no further action at the Atlantic Times Square Property.

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U/W NOI Debt Yield: 9.5%

Major Tenants.

AMC (75,000 sq. ft.; 35.2% of retail NRA; 25.0% of U/W Base Rent; B/B2/B+ by Fitch/Moody's/S&P). AMC owns, operates and has interests in 649 theaters totaling 8,224 screens across 44 states and the District of Columbia within the United States and 365 theaters with 2,945 screens in 14 international countries AMC was founded in 1920 and is headquartered in Leawood, Kansas. The lease with the affiliate of the borrower does not contain renewal options. The expiration date of the current AMC management agreement is August 31, 2020. AMC, which has 14 screens at the Atlantic Times Square Property, reported year-end 2017 sales of \$533,390 per screen.

24 Hour Fitness (30,842 sq. ft.; 14.5% of retail NRA; 12.1% of U/W Base Rent; NA/B2/B). 24 Hour Fitness is the world's largest privately owned and operated fitness center chain. The company owns and operates over 400 fitness centers located across the United States and Asia. 24 Hour Fitness has over 4 million members and in 2014, the company was sold to private equity firm AEA Investors. 24 Hour Fitness's lease contains three, five-year renewal options.

The Market. The Atlantic Times Square Property is located in Monterey Park, California which is situated in greater Los Angeles approximately 10.0 miles northeast of downtown Los Angeles. The local area around the property consists of a mix of residential and commercial use properties and is in close proximity to attractions such as the Pacific Ocean, Disneyland, Dodger Stadium, the Coliseum, the Rose Bowl and several universities. The property is located on Atlantic Boulevard less than one mile off of Interstate 10. Interstate 10 connects the property to downtown Los Angeles and Santa Monica to the west and Ontario to the east. Atlantic Boulevard, which runs north/south, connects to Pasadena approximately six miles to the north of the property. Los Angeles International Airport is approximately 25.0 miles from the property. As of 2017, the population within a one-, three- and five- mile radius was approximately 40,509, 290,496 and 781,501, respectively. The average household income within a one-, three- and five- mile radius is \$71,503, \$74,572 and \$76,299, respectively. According to the appraisal, as of year-end 2017 the vacancy rate for class A multifamily properties within Los Angeles was 5.5% while the vacancy rate for multifamily properties within the East LA/Alhambra/Montebello/Pico Rivera submarket was 1.9%. Further, according to the appraisal, as of year-end 2017 the vacancy rate for retail properties within Los Angeles was 6.0% while the vacancy rate for retail properties within the San Gabriel Valley-West submarket was 2.8%.

Cash Flow Analysis.

Cash Flow Analysis						
	2015	2016	2017	T-12 2/28/2018	U/W	U/W PSF ⁽¹⁾
Base Rent ⁽²⁾	\$9,021,233	\$10,202,637	\$10,483,266	\$10,759,602	\$10,500,341	\$27.68
Value of Vacant Space	0	0	0	0	373,532	0.98
Gross Potential Rent	\$9,021,233	\$10,202,637	\$10,483,266	\$10,759,602	\$10,873,873	\$28.66
Total Recoveries	2,333,796	2,505,209	2,471,754	2,475,782	3,124,391	8.24
Total Other Income	710,377	807,714	1,462,316	1,269,244	952,154	2.51
Less: Vacancy	0	0	0	0	(699,913)	(1.84)
Effective Gross Income	\$12,065,407	\$13,515,561	\$14,417,336	\$14,504,628	\$14,250,505	\$37.56
Total Operating Expenses	4,022,677	4,235,008	4,498,174	4,526,659	4,913,493	12.95
Net Operating Income⁽³⁾	\$8,042,730	\$9,280,553	\$9,919,162	\$9,977,969	\$9,337,011	\$24.61
TI/LC	0	0	0	0	312,849	0.82
Capital Expenditures	0	0	0	0	56,926	0.15
Net Cash Flow	\$8,042,730	\$9,280,553	\$9,919,162	\$9,977,969	\$8,967,236	\$23.64

(1) U/W PSF is based on 379,376 sq. ft., which represents 212,838 sq. ft. of retail space and 166,538 sq. ft. of multifamily space.

(2) Underwritten Base Rent includes \$6,840,257 of retail income (65.1%) and \$3,660,084 of multifamily income (34.9%).

(3) The increase in T-12 2/28/2018 Net Operating Income from 2015 Net Operating Income is driven predominantly by a general lease up of the retail component of the property totaling 33,919 sq. ft. across 16 new and renewal leases since June 2015.

Property Management. The property is managed by Kam Sang Company, Inc., a California corporation and an affiliate of the loan sponsor.

Lockbox / Cash Management. The Atlantic Times Square Whole Loan is structured with a springing hard lockbox and springing cash management. Upon the occurrence and continuance of a Lockbox Event (as defined below), the borrower is required to deliver tenant direction letters to all tenants under commercial leases directing such tenants to deliver all rents directly to the lockbox account controlled by the lender. Following a Lockbox Event until the occurrence of a Cash Sweep Event (as defined below) and a permitted Cash Sweep Event Cure (as defined below), funds in the lockbox account are required to be transferred daily to an account controlled by the borrower. During the continuance of a Cash Sweep Event, all funds are required to be transferred each business day to the cash management account and disbursed in accordance with the loan documents. The lender has been granted a first priority security interest in the cash management account.

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A “Lockbox Event” means the occurrence of (i) a Cash Sweep Event (as defined below) or (ii) the date the debt service coverage ratio based on the trailing twelve month period (as calculated in the loan documents) is less than 1.15x.

“Cash Sweep Event” means the occurrence of (a) an event of default, (b) any voluntary or collusive involuntary bankruptcy or insolvency action of the borrower or the property manager (unless, with respect to any involuntary non-collusive action, such action is dismissed within 60 days of filing), (c) the date the debt service coverage ratio based on the trailing twelve-month period falls below 1.10x, or (d) an AMC Trigger Event (as defined below).

“AMC Trigger Event” means AMC fails to renew its management agreement (during the initial term or any extension term) with respect to the theater space on or before the date that is one year prior to the then-current expiration of the AMC management agreement. The expiration date of the current AMC management agreement is August 31, 2020.

“Cash Sweep Event Cure” means (i) with respect to clause (a) above, the acceptance of a cure by the lender of the related event of default, (ii) with respect to clause (b) above, solely with respect to a bankruptcy or insolvency of the property manager, if the borrower replaces such property manager within 60 days of such action in accordance with the loan documents, and (iii) with respect to clause (c) above, the achievement of a debt service coverage ratio (as calculated in the loan documents and based on the trailing three month period) of at least 1.15x for two consecutive calendar quarters, and with respect to clause (d) above, an (A) AMC Trigger Event Cure (as defined below) or (B) the balance of the AMC reserve fund reaches the AMC Reserve Fund Cap (as defined below).

“AMC Trigger Event Cure” means either the (i) execution of a replacement management agreement with AMC or other theater manager acceptable to the lender for a term of no less than five years, and AMC or such other theater manager is operating the theater pursuant to such replacement management agreement or (ii) the theater has been re-let to one or more replacement tenant(s) pursuant to replacement lease(s) and the borrower has delivered to the lender a tenant estoppel certificate(s) from each such replacement tenant(s) in form and substance reasonably acceptable to the lender stating that such replacement tenant(s) are in occupancy and paying full contractual rent.

Initial Reserves. At loan origination, the borrower deposited into escrow approximately \$483,974 for real estate taxes, approximately \$140,595 for insurance, \$11,487 for ongoing tenant improvements and leasing commissions costs and approximately \$4,744 for replacement reserves.

Ongoing Reserves. On a monthly basis, the borrower is required to escrow (i) 1/12 of annual estimated tax payments, which currently equates to \$161,325, into a tax reserve account, (ii) \$11,487 (approximately \$0.65 PSF of commercial space annually) for tenant improvements and leasing commissions costs, subject to a reserve cap of \$344,595 (approximately \$1.62 PSF of commercial space annually), into a tenant improvement and leasing commission reserve account and (iii) \$4,744 for replacement reserves, comprised of \$2,660 for the retail component (approximately \$0.15 PSF of commercial space annually) and \$2,083 for the multifamily component (approximately \$249.96 per unit of multifamily space annually), into a replacement reserve account.

To the extent there is no event of default and the borrower has provided satisfactory evidence that the Atlantic Times Square Property is insured pursuant to a blanket insurance acceptable to the lender in its reasonable discretion, the borrower’s obligation to deposit 1/12 of the annual estimated insurance premiums monthly, which currently equates to \$15,622, into an insurance reserve account will be waived.

If an AMC Trigger Event has occurred and no AMC Trigger Event Cure has occurred, all excess cash flow is required to be deposited with the lender, subject to a cap of \$2,000,000 (“AMC Reserve Fund Cap”).

Current Mezzanine or Subordinate Indebtedness Permitted. None.

Partial Release. None.