Credit Suisse

Mortgage Loan No. 10 — 600 Vine

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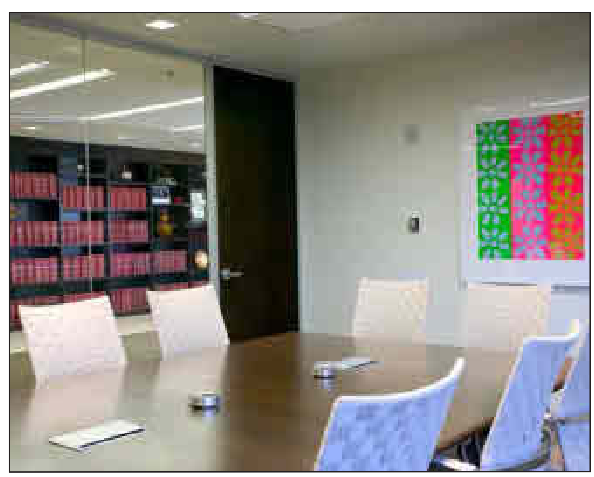
Mortgage Loan No. 10 — 600 Vine



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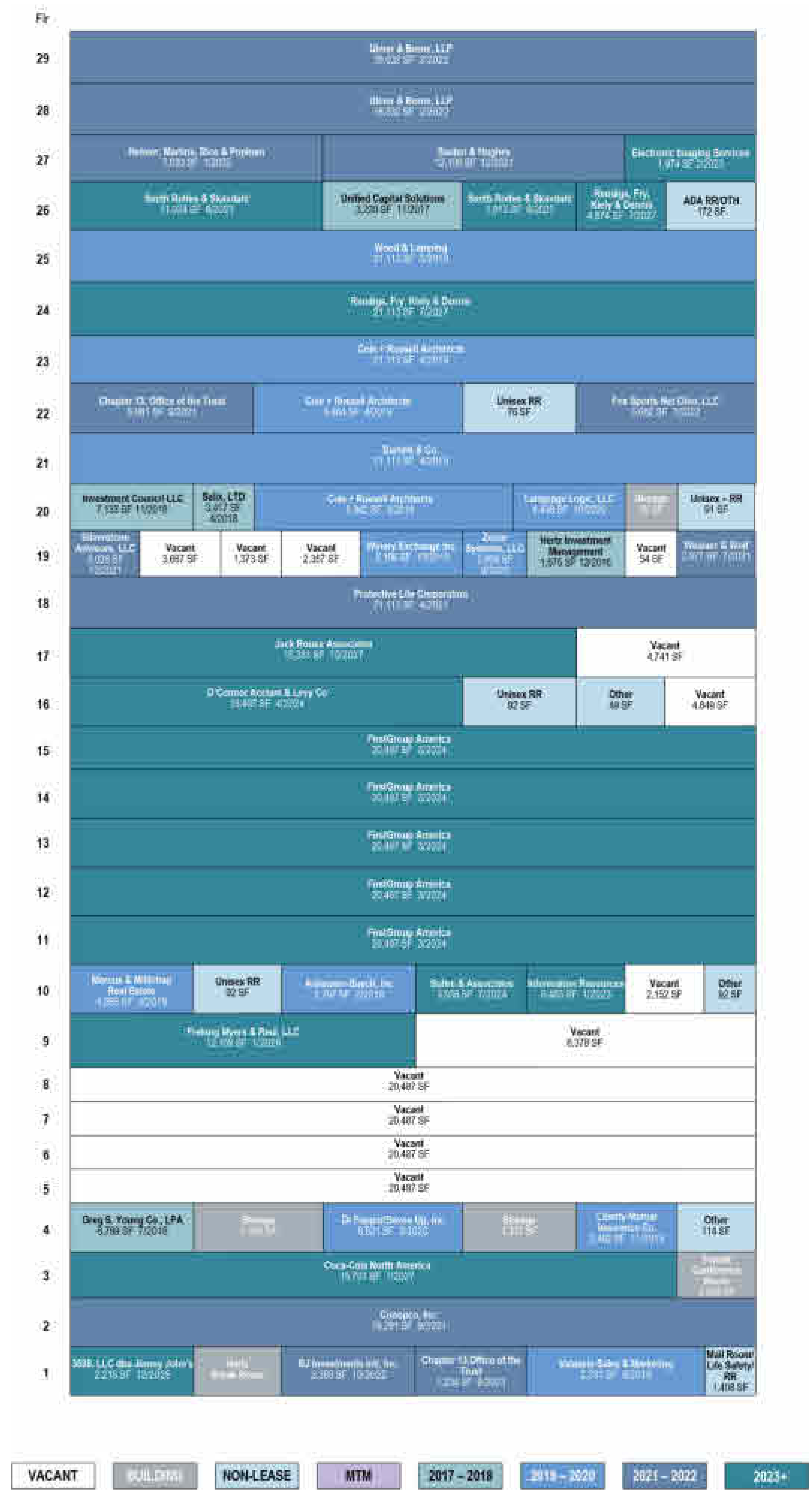
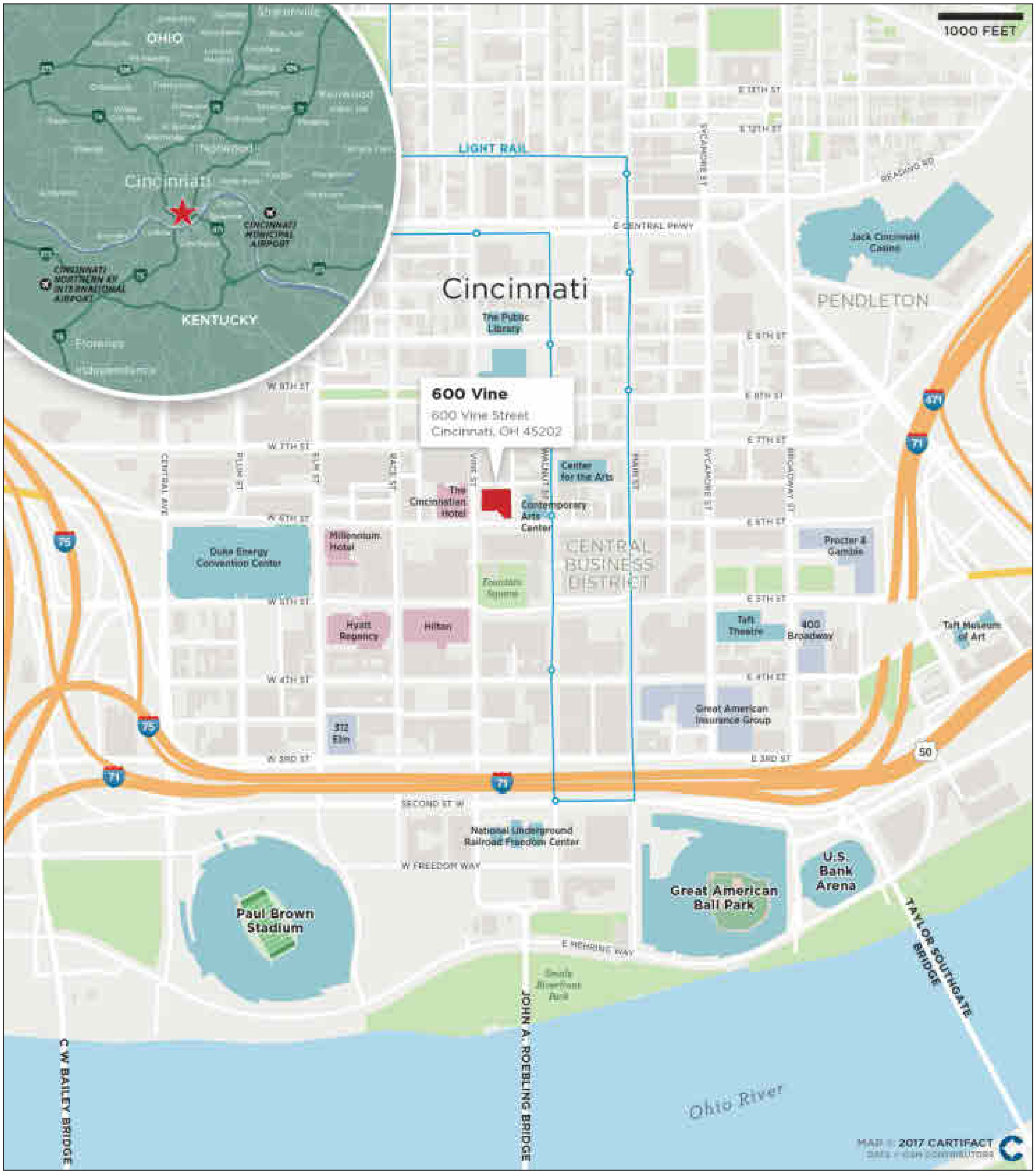
Mortgage Loan No. 10 — 600 Vine



*Stacking plan is for illustrative purposes and some information may differ from actual.

Mortgage Loan No. 10 — 600 Vine



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Mortgage Loan No. 10 — 600 Vine

Mortgage Loan Information

Mortgage Loan Seller:	Natixis
Original Principal Balance[(1)]:	$36,000,000
Cut-off Date Principal Balance[(1)]:	$35,998,538
% of Pool by IPB:	4.2%
Loan Purpose:	Refinance
Borrower:	Hertz Center at 600 Vine, LLC
Sponsors:	Sarah Rachel Gordon; Isaac Hertz; William Z. Hertz
Interest Rate:	4.201553%
Note Date:	8/31/2017
Maturity Date:	9/5/2027
Interest-only Period:	None
Original Term:	120 months
Original Amortization[(2)]:	360 months
Amortization Type:	Balloon
Call Protection[(3)]:	L(26),Def/YM1 (90),O(4)
Lockbox[(4)]:	Hard
Additional Debt[(1)(5)]:	Yes
Additional Debt Balance[(1)(5)]:	$22,699,078
Additional Debt Type[(1)(5)]:	*Pari Passu*, Mezzanine
Additional Future Debt Permitted:	No

Property Information

Single Asset / Portfolio:	Single Asset
Title:	Fee
Property Type - Subtype:	Office – CBD
Net Rentable Area (SF):	578,893
Location:	Cincinnati, OH
Year Built / Renovated:	1984 / 2005
Occupancy[(6)]:	80.1%
Occupancy Date:	7/10/2017
Number of Tenants:	53
2014 NOI:	$3,788,454
2015 NOI:	$5,220,578
2016 NOI:	$4,882,289
TTM NOI[(7)]:	$5,097,276
UW Economic Occupancy:	90.2%
UW Revenues:	$10,786,828
UW Expenses:	$5,308,300
UW NOI:	$5,478,528
UW NCF:	$4,615,977
Appraised Value / Per SF:	$71,000,000 / $123
Appraisal Date:	8/1/2017

Escrows and Reserves[(8)]

	Initial	Monthly	Initial Cap
Taxes:	$456,181	$152,060	N/A
Insurance:	$23,308	$5,827	N/A
Replacement Reserves:	$0	$11,578	N/A
TI/LC:	$4,500,000	Springing	$3,000,000
Deferred Maintenance:	$1,802,722	$0	N/A
Initial TI/LC:	$324,855	$0	N/A
Free Rent:	$37,082	$0	N/A

Financial Information[(1)]

Cut-off Date Loan / SF:	$91
Maturity Date Loan / SF:	$79
Cut-off Date LTV:	74.4%
Maturity Date LTV:	64.1%
UW NOI DSCR[(2)]:	1.74x
UW NCF DSCR[(2)]:	1.47x
UW NOI Debt Yield:	10.4%
UW NCF Debt Yield:	8.7%

Sources and Uses

Sources	Proceeds	% of Total
Whole Mortgage Loan	$52,800,000	89.9%
Mezzanine Loan	5,900,000	10.1
Total Sources	$58,700,000	100.0%

Uses	Proceeds	% of Total
Payoff Existing Debt[(9)]	$47,223,093	80.4%
Upfront Reserves	7,144,147	12.2
Return of Equity	3,593,129	6.1
Closing Costs	739,631	1.3
Total Uses	$58,700,000	100.0%

(1) The 600 Vine loan is part of a larger split whole loan evidenced by two *pari passu* promissory notes with an aggregate original principal balance as of Cut-off Date of $52,797,856 (collectively, the "600 Vine Whole Loan"). The 600 Vine Whole Loan is accompanied by a mezzanine loan with an original principal balance of $5,900,000. The financial information presented in the chart above is based on the Cut-off date balance of the 600 Vine Whole Loan.

(2) The 600 Vine Whole Loan amortizes based on a non-standard amortization schedule and the UW NCF DSCR is calculated based on the aggregate of the twelve-month debt service payments commencing October 2026. Based on the aggregate of the twelve-month debt service payments commencing

Mortgage Loan No. 10 — 600 Vine

November 2017, the UW NCF DSCR is 2.04x and based on the average debt service over the remaining term of the loan, the UW NCF DSCR is 1.61x. See "*Annex G-600 Vine Amortization Schedule*" in the Prospectus.

(3) Following the lockout period, on any date before June 5, 2027, the 600 Vine Borrower has the right to defease the 600 Vine Whole Loan or to prepay the all or any portion of the 600 Vine Whole Loan, provided that the 600 Vine Borrower also pays an amount equal to the greater of the yield maintenance premium or 1.0% of the then-outstanding principal balance (the prepayment premium). The lockout period will expire on the earlier to occur of (i) two years after the closing date of the securitization that includes the last 600 Vine Whole Loan note to be securitized or (ii) August 30, 2021. The 600 Vine Whole Loan is prepayable without penalty on or after June 5, 2027.

(4) For a more detailed description of lockbox, please refer to "*Lockbox / Cash Management*" below.

(5) For a more detailed description of *pari passu* and mezzanine debt, please refer to "*The Loan*" and "*Additional Debt*" below.

(6) Vacant space includes 5,942 SF of dark space for which Cole + Russell Architects is still paying rent.

(7) Represents the trailing twelve month period ending May 31, 2017.

(8) For a more detailed description of Escrows and Reserves, please refer to "*Escrows and Reserves*" below.

(9) 600 Vine was previously securitized in JPMCC 2014-FL6.

The Loan. The 600 Vine loan, which is part of a larger split whole loan, is secured by a first mortgage lien on a 30-story, 578,893 SF, Class A office building located in Cincinnati, Ohio. The 600 Vine Whole Loan has an outstanding principal balance as of the Cut-off Date of approximately $52,797,856, evidenced by two notes identified as Note A-1 and Note A-2.

Note A-1 is being contributed to the CSAIL 2017-CX10 Commercial Mortgage Trust. Note A-2 is currently held by Natixis and is expected to be contributed to one or more future securitizations. The holder of Note A-1 will be the controlling noteholder of the 600 Vine Whole Loan. The trustee of the CSAIL 2017-CX10 Commercial Mortgage Trust, as the holder of Note A-1, will be entitled to exercise all of the rights of the controlling noteholder with respect to the 600 Vine Whole Loan; however, the holder of Note A-2, will be entitled, under certain circumstances, to consult with respect to certain major decisions. The 600 Vine Whole Loan will be serviced pursuant to the terms of the pooling and servicing agreement governing the CSAIL 2017-CX10 Commercial Mortgage Trust.

Note A-1 accrues interest at the same rate as Note A-2 and is entitled to payments of interest and principal on a *pro rata* and *pari passu* basis with Note A-2, as and to the extent described under "*Description of the Mortgage Pool—The Whole Loans*" in the Prospectus. The Loan has a 10-year term and amortizes on a 30-year schedule.

Whole Loan Note Summary

	Original Balance	Cut-off Date Balance	Note Holder	Lead Servicer for Whole Loan (Y/N)	Controlling Piece (Y/N)
Note A-1	$36,000,000	$35,998,538	CSAIL 2017-CX10	Y	Y
Note A-2	16,800,000	16,799,318	Natixis	N	N
Total	**$52,800,000**	**$52,797,856**			

600 Vine Total Debt Capital Structure

				Cumulative Basis PSF	LTV(1)	UW NOI Debt Yield(2)	UW NCF DSCR(3)(4)
600 Vine Whole Loan	Senior	**$36,000,000 Note A-1 CSAIL 2017-CX10**	$16,800,000 Note A-2 Natixis	$91	74.4%	10.4%	1.47x
	Mezzanine	$5,900,000 Mezzanine Loan Unaffiliated Third Party Investors		$101	82.7%	9.3%	1.19x
	Equity	$12,300,000 Implied Equity(5)		$123	NAP	NAP	NAP

(1) Based on an "as-is" appraised value of $71.0 million as of August 1, 2017 per the appraisal.

(2) Based on the UW NOI of $5,478,528.

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(3) The UW NCF DSCR of the 600 Vine Whole Loan is based on underwritten NCF of approximately $4.6 million and aggregate debt service payable for the 12-month period commencing October 2026 on the principal balance of the 600 Vine Whole Loan, as set forth in the non-standard amortization schedule set forth in Annex G to the Prospectus. The UW NCF DSCR of the mezzanine loan is calculated based on the aggregate debt service payable for the 600 Vine Whole Loan and the mezzanine loan for the 12 month period commencing October 2026.

(4) The UW NCF DSCR of the 600 Vine Whole Loan, based on underwritten NCF of approximately $4.6 million and aggregate debt service payable for the twelve-month period commencing November 2017 on the principal balance of the 600 Vine Whole Loan, as set forth in the non-standard amortization schedule set forth in Annex G to the Prospectus, is 2.04x.

(5) Implied Equity is based on the "as-is" appraised value of $71.0 million, less total debt balance as of Cut-off Date of $58,700,000.

The Borrower. The borrower is Hertz Center at 600 Vine, LLC, a Delaware limited liability company and single purpose entity with two independent directors. Legal counsel to the 600 Vine Borrower delivered a non-consolidation opinion in connection with the origination of the 600 Vine Whole Loan.

The Sponsors. The non-recourse carve-out guarantors are Sarah Rachel Gordon, Isaac Hertz and William Z. Hertz, who are the principals of the Hertz Investment Group. The Hertz Investment Group is a national real estate investment and management company currently headquartered in Woodland Hills, California. The company's business plan focuses its acquisition strategy towards secondary central business districts and state capitals. Since its founding in 1977 by Judah Hertz, the company has grown to own and manage approximately 20.0 million SF of commercial real estate.

The Property. The property is a 30-story Class A high-rise office building comprised of approximately 578,893 SF in the Cincinnati, Ohio central business district. The property is situated at the northeast corner of the intersection of Vine Street and East Sixth Street directly north of Fountain Square, with accessibility from four of the area's major interstate highways including Interstates 71, 74, 75, and 471. Additionally, the property is located one block west of an area called Restaurant Row that has a diverse variety of restaurants. The ground floor colonnade opens into a 3-story glass-enclosed lobby, which is characterized by flamed and polished granite, with wood wall covering accents. The property has a five-level subterranean parking garage that provides 449 parking spaces (0.78 per 1,000 SF). The parking garage is accessed via two of the twelve elevators located in two banks of six elevators that also service the office floors. Since July 2012, according to the borrower sponsors, they have invested approximately $1.5 million in various capital expenditures, approximately $4.7 million in tenant improvements and $1.4 million in leasing commissions with an additional $3.4 million in capital improvements planned through 2019. The planned capital improvements include renovating the lobby and modernizing the elevators.

As of July 10, 2017, the property is 80.1% occupied, with a total of 66 suites leased to companies in various industries including legal, real estate, media, insurance, beverage providers and transportation operations. Nearly 70% of the current tenants have been in occupancy at the property since 2010 and approximately 30% of the tenants have been in occupancy at the property since 2007.

The largest tenant at the property, FirstGroup America, leases 102,435 SF (17.7% of the NRA) through March 17, 2024. FirstGroup America has been in occupancy since July 2008 under a 123-months lease that expires in October 2018. In October 2013, the tenant extended the lease term for five years and five months to March 2024. FirstGroup America is a transport operator in the United Kingdom and North America. The company operates five divisions, which are varied by geography, customer base and a mix of contract backed and passenger revenue. According to the FirstGroup America website, the five divisions include First Student, the largest provider of student transportation in North America; First Transit, one of the largest private sector providers of public transit management and contracting in North America; Greyhound, the only national operator of scheduled intercity coach transportation services in the United States and Canada; First Bus, one of the largest bus operators in the United Kingdom, serving towns and cities across the country; and First Rail, one of the United Kingdom's most experienced rail operators, running every type of service from Cornwall to Scotland. FirstGroup America operates, manages or maintains a combined fleet of 50,000 vehicles and during the last year, around two billion passengers relied on FirstGroup America for commuting. FirstGroup America is listed on the London Stock Exchange and is a constituent of the FTSE 250 Index, with revenues of approximately £5.7bn a year.

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The second largest tenant at the property, Ulmer & Berne, LLP, leases 33,264 SF (5.7% of the NRA) through February 28, 2022. Ulmer & Berne, LLP has been in occupancy since March 2002 under its original lease of 6,816 SF on the 27th floor and 16,632 SF. on the 28th floor. In August 2004, the tenant surrendered the 6,816 SF on the 27th floor and leased an additional 16,632 SF on the 29th floor. The term of the lease was also extended for an additional 10 years with the current lease expiring in February 2022. Ulmer & Berne, LLP is a law firm in Cincinnati founded in 1908 representing companies in many industries including publicly traded and privately held companies, financial institutions, hedge funds, private equity funds, and nonprofit organizations. The National Law Journal has ranked Ulmer & Berne, LLP as one of the 350 largest firms in the U.S.

The third largest tenant at the property, Cole + Russell Architects, leases 29,577 SF (5.1% of the NRA) through April 30, 2019. Cole + Russell Architects was founded in 1982 and has 60 employees, with 24 licensed architects on staff. The firm has completed more than 100 education projects, including new construction and renovation projects, many for Cincinnati public schools. The company currently has offices in Denver, Dallas, Minneapolis and Seattle and is headquartered in Cincinnati. Cole + Russell Architects specializes in Commercial, K-12 Education, Higher Education, Retail, Housing, Government, hospitality and Senior Living. The property is the headquarter location for Cole + Russell Architects.

The Market. According to the appraisal, the property is located in the heart of the Cincinnati central business district commercial office market within the Cincinnati, OH Metropolitan Statistical Area. The local area contains a vast array of uses as is typical in a downtown corridor, including low-rise retail buildings, both older and newer high-rise office buildings, hotel facilities and department stores. Other local landmarks include the Great American Ballpark, Paul Brown Stadium, U.S. Bank Arena and several other museums and local landmarks found within the Central Business District. According to the appraisal, there is little new supply coming to the market and there is supply coming out of the market as older office buildings are being converted to hotels, multi-family, or mixed-use properties. Available land sites are pretty scarce and there is more development geared towards other uses, particularly multi-family, as the public incentives to develop multi-family units are generally higher than they are to develop office space.

According to a third party market report, as of third quarter 2017, the Cincinnati office market had approximately 34.5 million SF of office inventory with a vacancy of 17.7% and quoted rental rate of $15.61 PSF. According to a third party market report, as of third quarter 2017, the Cincinnati Central Business District submarket had approximately 11.6 million SF of office inventory. The third quarter 2017 quoted rental rate in the submarket is $15.89 PSF, representing a year-over-year increase of $0.41, or 2.6%. The 3Q 2017 vacancy rate for the market is 11.0%, representing a year-over-year improvement of 0.9%.

According to the appraisal, the property's competitive set consists of the seven properties detailed in the table below.

Competitive Set Summary[(1)]

Property	Year Built	Lease Size (SF)	Initial Rent PSF	Lease Type	Proximity (miles)	Tenant Name
Atrium II	1984	2,328	$13.50	NNN	0.4	CoStar Group
The Executive Building	1908	4,679	$8.75	NNN	0.1	Confidential
Carew Tower	1931	3,257	$15.00	Modified	0.2	Confidential
36 East Seventh Street	1989	3,561	$9.30	NNN	0.1	Confidential
PNC Center	1979	4,410	$13.46	NNN	0.4	Confidential
525 Vine Street	1984	2,731	$10.50	NNN	0.1	Confidential
312 Elm Street	1992	5,925	$12.75	NNN	0.5	Confidential

(1) Source: Appraisal.

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Historical and Current Occupancy(1)

2014	2015	2016	Current(2)
76.2%	76.7%	77.9%	80.1%

(1) Source: Historical occupancy is provided by the sponsor. Occupancies are as of December 31 of each respective year.
(2) Based on the July 10, 2017 underwritten rent roll.

Top Tenant Summary(1)

Tenant	Ratings Moody's/S&P/Fitch(2)	Net Rentable Area (SF)	% of Total NRA	Base Rent PSF	% of Total Base Rents	Lease Expiration Date
FirstGroup America	NR / NR / NR	102,435	17.7%	$10.31	20.0%	3/17/2024(3)
Ulmer & Berne, LLP	NR / NR / NR	33,264	5.7	$14.70	9.3	2/28/2022(4)
Cole + Russell Architects	NR / NR / NR	29,577	5.1	$13.40	7.5	4/30/2019
Rendigs, Fry, Kiely & Dennis	NR / NR / NR	25,897	4.5	$11.00	5.4	7/31/2027
Bartlett & Co.	NR / NR / NR	21,113	3.6	$13.12	5.3	4/30/2019
Wood & Lamping	NR / NR / NR	21,113	3.6	$13.78	5.5	5/31/2019
Protective Life Corporation	Baa1 / BBB+ / A-	21,113	3.6	$12.14	4.9	4/30/2021(5)
Conopco, Inc.	A1 / A+ / A+	19,291	3.3	$9.82	3.6	9/30/2021
Coca-Cola North America	Aa3 / AA- / A+	15,701	2.7	$9.08	2.7	1/31/2027(6)
O'Connor Acciani & Levy Co	NR / NR / NR	15,497	2.7	$9.98	2.9	4/30/2024
Total:		**305,001**	**52.7%**		**67.0%**	

(1) Based on the July 10, 2017 underwritten rent roll which includes rent steps of $144,150 through September 2018.
(2) Ratings provided are for the parent company of the entity listed in the "Tenant" field whether or not the parent company guarantees the lease.
(3) FirstGroup America has the option to terminate the lease on March 31, 2022 either (i) as to the entire space or (ii) as to 2 contiguous full floors of its space, with written notice no later than March 31, 2021 and a termination fee in the amount of $726,264 in case of termination of the entire space, and in the amount of $331,479 in case of termination with respect to 2 floors.
(4) Ulmer & Berne, LLP has the option to terminate the lease on March 31, 2019 with 12 months prior written notice, and payment of a termination fee in the aggregate amount of (i) $245,460 and (ii) the unamortized tenant improvement allowance.
(5) Protective Life Corporation has the right to terminate its lease on November 30, 2018 with 9 months prior written notice and payment of a termination fee in the aggregate amount of (i) the unamortized costs of any broker's commissions, and (ii) the unamortized leasehold improvements costs to be amortized over the third. Both tenant and landlord have the right to terminate the rental of the conference room at any time by giving the other party 30 days prior written notice.
(6) Coca-Cola North America has the right to terminate the lease as of the last day of the 84th full calendar month of the term with one-year prior written notice and payment of a termination fee in the aggregate amount of (i) the unamortized costs of any broker's commissions, (ii) any abated base rent, (iii) the tenant improvement allowance and (iv) (if applicable) the additional allowance.

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Lease Rollover Schedule(1)(2)

Year	Number of Leases Expiring(3)	NRA Expiring	% of NRA Expiring(3)	Base Rent Expiring	% of Base Rent Expiring	Cumulative NRA Expiring	Cumulative % of NRA Expiring	Cumulative Base Rent Expiring	Cumulative % of Base Rent Expiring
Vacant(4)	NAP	115,481	19.9%	NAP	NAP	115,481	19.9%	NAP	NAP
MTM	15	12,707	2.2	$85,995	1.6%	128,188	22.1%	$85,995	1.6%
2017	0	0	0.0	0	0.0	128,188	22.1%	$85,995	1.6%
2018	3	17,349	3.0	215,722	4.1	145,537	25.1%	$301,717	5.7%
2019	8	86,944	15.0	1,120,603	21.2	232,481	40.2%	$1,422,320	27.0%
2020	3	16,855	2.9	177,328	3.4	249,336	43.1%	$1,599,648	30.3%
2021	8	66,644	11.5	761,841	14.4	315,980	54.6%	$2,361,489	44.8%
2022	4	48,326	8.3	645,483	12.2	364,306	62.9%	$3,006,972	57.0%
2023	3	21,374	3.7	277,554	5.3	385,680	66.6%	$3,284,526	62.3%
2024	3	121,868	21.1	1,254,848	23.8	507,548	87.7%	$4,539,374	86.0%
2025	2	2,307	0.4	30,833	0.6	509,855	88.1%	$4,570,207	86.6%
2026	1	12,109	2.1	93,118	1.8	521,964	90.2%	$4,663,325	88.4%
2027	3	56,929	9.8	612,906	11.6	578,893	100.0%	$5,276,231	100.0%
2028 & Beyond(2)	0	0	0.0	0	0.0	578,893	100.0%	$5,276,231	100.0%
Total	**53**	**578,893**	**100.0%**	**$5,276,231**	**100.0%**				

(1) Based on the July 10, 2017 underwritten rent roll which includes rent steps of $144,150 through September 2018.
(2) Certain tenants may have termination or contraction options (which may become exercisable prior to the originally stated expiration date of the tenant lease) that are not considered in the above Lease Rollover Schedule.
(3) Certain tenants lease multiple suites under same lease.
(4) Vacant space includes 5,942 SF of dark space for which Cole + Russell Architects is still paying rent.

Operating History and Underwritten Net Cash Flow

	2014	2015	2016	TTM(1)	Underwritten(2)	PSF	%(3)
Rents in Place	$3,586,425	$4,698,250	$4,953,983	$4,954,805	$5,276,231	$9.11	48.9%
Vacant Income	0	0	0	0	1,171,946	$2.02	10.9%
Gross Potential Rent	**$3,586,425**	**$4,698,250**	**$4,953,983**	**$4,954,805**	**$6,448,177**	**$11.14**	**59.8%**
Total Reimbursements	3,728,857	3,974,835	3,803,549	4,274,244	4,337,606	$7.49	40.2%
Net Rental Income	**$7,315,282**	**$8,673,085**	**$8,757,532**	**$9,229,049**	**$10,785,783**	**$18.63**	**100.0%**
(Vacancy/Collection Loss)	0	0	0	0	(1,171,946)	($2.02)	(10.9%)
Other Income(4)	1,239,028	1,216,022	1,208,012	1,172,991	1,172,991	$2.03	10.9%
Effective Gross Income	**$8,554,310**	**$9,889,107**	**$9,965,544**	**$10,402,040**	**$10,786,828**	**$18.63**	**100.0%**
Total Expenses	**$4,765,855**	**$4,668,529**	**$5,083,255**	**$5,304,764**	**$5,308,300**	**$9.17**	**49.2%**
Net Operating Income	**$3,788,454**	**$5,220,578**	**$4,882,289**	**$5,097,276**	**$5,478,528**	**$9.46**	**50.8%**
Total TI/LC, Capex/RR	0	0	0	0	862,550	$1.49	8.0%
Net Cash Flow	**$3,788,454**	**$5,220,578**	**$4,882,289**	**$5,097,276**	**$4,615,977**	**$7.97**	**42.8%**

(1) Represents the trailing twelve month period ending May 31, 2017.
(2) Rents in Place is underwritten based on the July 10, 2017 rent roll and includes rent steps of $144,150 through September 2018.
(3) % column represents percent of Net Rental Income for all revenue lines and represents percent of Effective Gross Income for the remainder of fields.
(4) Underwritten Other Income has been underwritten based on the TTM.

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Property Management. The property is managed by Hertz Investment Group, LLC, an affiliate of the sponsors.

Escrows and Reserves. At origination, the borrower deposited $4,500,000 for tenant improvements and leasing commissions, $1,802,722 for deferred maintenance, $456,181 for annual real estate taxes, $324,855 for initial tenant-specific TI/LC reserve, $37,082 for free rent reserve and $23,308 for annual insurance premiums.

Tax Escrows – On a monthly basis, the borrower is required to escrow 1/12th of the annual estimated tax payments, which currently equals to $152,060.

Insurance Escrows – On a monthly basis, the borrower is required to escrow 1/12th of the annual estimated insurance payments, which currently equals to $5,827.

Replacement Reserves – On a monthly basis, the borrowers are required to escrow $11,578 for replacement reserves.

TI/LC Reserves – The borrower is also required to escrow monthly $36,181 into TI/LC reserve (the "Required Deposit") and $24,121 into TI/LC reserve (the "Regular Deposit", together with the Required Deposit, the "Ongoing TI/LC Reserve"). The Ongoing TI/LC Reserve, together with $4,500,000 upfront TI/LC reserve is subject to a reserve cap in an amount of $3,000,000 and a reserve floor in an amount of $1,000,000. As a result, at the origination of the 600 Vine Mortgage Loan, no monthly Ongoing TI/LC Reserve is required to be deposited. In addition, on each payment date through and including the payment date occurring in September, 2020, the applicable amount ranging from $62,885 to $87,450 defined in 600 Vine Whole Loan documents (the "Special TI/LC Reserve") is required to be deposited. The collection of Special TI/LC Reserve is not subject to the cap or floor.

Lockbox / Cash Management. The 600 Vine Whole Loan is structured with a hard lockbox and in place cash management. The 600 Vine Whole Loan requires all rents to be transmitted directly into a lockbox account controlled by the lender (including, without limitation, by sending tenant direction letters to all tenants at origination/new lease execution). All funds in the lockbox account are required to be swept on each business day to a cash management account controlled by the lender, and applied and disbursed in accordance with the 600 Vine Whole Loan documents. If a Cash Trap Period (as defined below) is occurring, excess cash is required to be held as additional security for the 600 Vine Whole Loan. Upon the termination of any Cash Trap Period, excess cash will no longer be required to be held by the lender and, provided that no event of default has occurred and is continuing, all amounts then on deposit in the cash collateral reserve account will be disbursed to the 600 Vine Borrower.

A "Cash Trap Period" will commence upon: (i) an event of default under the 600 Vine Whole Loan documents; (ii) the failure by the 600 Vine Borrower, after the end of a calendar quarter, to maintain the debt service coverage ratio of at least 1.10x, (iii) a Primary Tenant Sweep Period (as defined below), or (iv) the occurrence of a mezzanine loan event of default; and will end (u) if the loan and all other obligations under the 600 Vine Whole Loan documents have been repaid in full; (v) there has been a full defeasance of the loan; (w) with respect to clause (i) above, if the lender has accepted a cure of such event of default; (x) with respect to clause (ii) above, if for three consecutive calendar months since the commencement of the existing Cash Trap Period (A) no event of default under the 600 Vine Whole Loan documents has occurred, (B) no event that constitutes another Cash Trap Period has occurred, and (C) the debt service coverage ratio is at least equal to 1.10x; (y) with respect to clause (iii) above, a Primary Tenant Sweep Period has terminated and no event that triggers another Cash Trap Period has occurred; (z) and with respect to clause (iv) above, a mezzanine loan default revocation notice has been received by the lender. Notwithstanding the foregoing, a Cash Trap Period shall not be deemed to expire in the event a Cash Trap Period then exists for any other reason.

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A "Primary Tenant Sweep Period" will commence upon (i) any termination of, or receipt by the 600 Vine Borrower of a notice to terminate, the FirstGroup America lease, and thereafter the lease of any acceptable replacement tenant occupying all or substantially all of FirstGroup America premises; (ii) FirstGroup America, and thereafter any acceptable replacement tenant occupying all or substantially all of the FirstGroup America premises becoming the subject of a bankruptcy action; (iii) FirstGroup America, and thereafter any acceptable replacement tenant occupying all or substantially all of the FirstGroup America premises "going dark" in 50% or more of the its premises, or (iv) the occurrence of any monetary or material nonmonetary default (beyond any applicable notice and/or cure period) under the FirstGroup America lease, and thereafter the lease of any acceptable replacement tenant occupying all or substantially all of FirstGroup America premises, or (v) the date that is the earlier of (A) the date upon which FirstGroup America, and thereafter any acceptable replacement tenant occupying all or substantially all of the FirstGroup America premises, delivers to the 600 Vine Borrower a written notice or otherwise indicates its intention to terminate its lease or to not renew its lease in accordance with the terms of its lease or (B) twelve months prior to the expiration date of such lease.

Additional Debt. In addition to Note A-1, the property is also security for the *pari passu* Note A-2. A $5.9 million mezzanine loan was provided in connection with the financing of the property and is secured by mezzanine loan borrower's equity interest in the borrower and is conterminous with the 600 Vine Whole Loan. The mezzanine loan has a coupon of 11.2500% and amortized based on a non-standard amortization schedule. Including the mezzanine loan, the Cut-off Date LTV is 82.7% and the UW NOI Debt Yield is 9.3%. The UW NCF DSCR calculated based on aggregate debt service payable for the 600 Vine Whole Loan and the mezzanine loan for the 12 month period commencing October 2026 is 1.19x.