RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

LaSalle Hotel Properties
7550 Wisconsin Avenue, 10th Floor
Bethesda, Maryland 20814
Attention: Ian Gaum

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

MEMORANDUM OF GROUND LEASE

THIS MEMORANDUM OF GROUND LEASE (this "**Memorandum**") is made as of August 21, 2018 (the **"Effective Date"**), by and between **THE CITY OF SAN DIEGO**, a California municipal corporation (**"Lessor"**), and **LHO MISSION BAY ROSIE HOTEL, L.P.**, a Delaware limited partnership (**"Lessee"**).

RECITALS

A. Lessor is the owner of the real property located in Mission Bay Park in the City of San Diego, County of San Diego, State of California, and legally described in Exhibit A attached hereto (the "Premises"); and

B. Lessor and Hilton San Diego Corporation (the "Original Lessee") were parties to that certain City of San Diego Percentage Lease, dated September 12, 2000, between Lessor and Original Lessee, for the Premises, filed in the Office of the San Diego City Clerk as Document No. RR-293815 (the "Original Lease"); and

C. Original Lessee assigned its interest in the Original Lease to Lessee; and Lessor and Lessee have terminated the Original Lease and entered into that certain City of San Diego Percentage Lease and License Agreement, dated as of July 27, 2018 (the "**Lease**"), for the Premises, with a term ending July 31, 2068, in place of the Original Lease.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto covenant and agree as follows:

1. Lease. This Memorandum is intended solely to provide public notice of the Lease and make the existence of the Lease a matter of public record.

2. Governing Law. This Memorandum will be governed by, and construed in accordance with, California law.

3. Successors and Assigns. This Memorandum shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

4. Counterparts. This Memorandum may be executed in several counterparts, and by the parties hereto in separate counterparts, and each counterpart, when so executed and delivered shall constitute an original, and all such separate counterparts shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the date set forth above.

"Lessor":

THE CITY OF SAN DIEGO,
a California municipal corporation

By: _____
Name: Cybele Thompson
Its: Director, Real Estate Assets

Approved as to form:

MARA W. ELLIOTT, CITY ATTORNEY

By: _____
Hilda R. Mendoza
Deputy City Attorney
Date: August 21, 2018

"Lessee":

LHO MISSION BAY ROSIE HOTEL, L.P., a
Delaware limited partnership

By: LHO Mission Bay Rosie Hotel, L.L.C.,
its general partner

By: LaSalle Hotel Operating Partnership, L.P.,
its managing member

By: LaSalle Hotel Properties, its general partner

By: _____
Name: Ian Gaum
Title: Chief Investment Officer

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT **CIVIL CODE §1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

STATE OF CALIFORNIA)
) §
COUNTY OF San Diego)

On August 21, 2018 before me, Teresa Dolores Morse, Notary Public,
Date *Here Insert Name and Title of Officer*

personally appeared Cybele L. Thompson
Name of Signer

who 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.

TERESA DOLORES MORSE
Commission # 2100028
Notary Public - California
San Diego County
My Comm. Expires Mar 9, 2019

Place Notary Seal Above

I certify under the PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Teresa Dolores Morse

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Maryland)
County of Montgomery)

On April 24, 2018, before me, Michelle L. Balzer,
(insert name of notary)
Notary Public, personally appeared Ian Gaum,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Maryland that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

MICHELLE L BALZER
Notary Public - State of Maryland
Montgomery County
My Commission Expires May 7, 2022

MICHELLE L BALZER NOTARY PUBLIC Montgomery County

EXHIBIT A

LEGAL DESCRIPTION:
"E. MISSION BAY HILTON – LEASE AREA"

All THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1

THAT PORTION OF THE TIDELANDS AND SUBMERGED OR FILLED LANDS OF MISSION BAY - FORMERLY FALSE BAY- AND A PORTION OF THE PUEBLO LANDS OF SAN DIEGO, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, ALL BEING IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT CITY OF SAN DIEGO CONTROL MONUMENT STATION AND THE UNITED STATES COAST AND GEODETIC SURVEY TRIANGULATION STATION "MORENA" HAVING NAD83 LAMBERT GRID COORDINATES, CALIFORNIA ZONE 6 OF NORTH 1866406.4480 AND EAST 6267555.7820 AS SHOWN ON THE RECORD OF SURVEY FILED IN SAID COUNTY ROS 16891.

THENCE SOUTH 31°17'32" WEST 1517.72 FEET TO THE POINT OF BEGINNING, HAVING NAD83 LAMBERT ZONE 6 COORDINATES OF NORTH 1865109.5110 AND EAST 6266767.4770 TO **THE POINT OF BEGINNING**;

(1) THENCE SOUTH 12°43'53" WEST 316.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2465.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 77°16'07" WEST;
(2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 189.34 FEET THROUGH A CENTRAL ANGLE OF 04°24'04" TO A POINT ON SAID CURVE, TO WHICH A RADIAL LINE BEARS NORTH 81°40'11" WEST;
(3) THENCE SOUTH 81°40'11" EAST 30.00 FEET;
(4) THENCE SOUTH 08°02'09" WEST 25.00 FEET;
(5) THENCE NORTH 82°15'28" WEST 30.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2465.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 82°15'28" WEST;

(6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 449.33 FEET THROUGH A CENTRAL ANGLE OF 10°26'39", TO A POINT ON SAID CURVE, TO WHICH A RADIAL LINE BEARS SOUTH 87°17'53" WEST;
(7) THENCE SOUTH 67°09'03" WEST 423.61 FEET;
(8) THENCE NORTH 26°55'52" WEST 40.50 TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 19.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 26°55'52" EAST;
(9) THENCE WESTERLY, NORTHWESTERLY, NORTHERLY, AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE 59.69 FEET THROUGH A CENTRAL ANGLE OF 180°00'00", TO A POINT ON SAID CURVE, TO WHICH A RADIAL LINE BEARS NORTH 26°55'52" WEST;
(10) THENCE NORTH 26°55'52" WEST 137.80 FEET;
(11) THENCE NORTH 23°05'58" WEST 40.40 FEET;
(12) THENCE NORTH 09°31'58" WEST 52.70 FEET;
(13) THENCE NORTH 01°54'02" EAST 57.30 FEET;
(14) THENCE NORTH 73°41'18" WEST 30.71 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 167.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 16°18'42" WEST;
(15) THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE 249.08 FEET THROUGH A CENTRAL ANGLE OF 85°27'20", TO A POINT HEREINAFTER REFERRED TO AS **POINT "A"**, TO WHICH A RADIAL LINE BEARS NORTH 78°13'58" WEST;
(16) THENCE NORTH 85°45'22" EAST 19.30 FEET;
(17) THENCE NORTH 06°41'15" EAST 30.00 FEET;
(18) THENCE NORTH 87°43'56" WEST 3.03 FEET;
(19) THENCE NORTH 02°16'02" EAST 38.87 FEET TO A POINT HEREINAFTER REFERRED TO AS **POINT "B"**;
(20) THENCE NORTH 06°21'58" WEST 17.00 FEET;
(21) THENCE NORTH 10°30'58" WEST 50.60 FEET;
(22) THENCE NORTH 21°26'58" WEST 53.20 FEET;
(23) THENCE NORTH 29°00'58" WEST 56.40 FEET;
(24) THENCE NORTH 24°36'58" WEST 54.30 FEET;
(25) THENCE NORTH 16°46'58" WEST 19.80 FEET;
(26) THENCE NORTH 15°03'57" WEST 31.86 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1525.13 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 83°20'24" WEST;
(27) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 84.96 FEET THROUGH A CENTRAL ANGLE OF 03°11'30" TO THE BEGINNING OF A COMPOUND CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2142.16 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 86°31'54" WEST;
(28) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 55.46 FEET THROUGH A CENTRAL ANGLE OF 01°29'00" TO AN INTERSECTION WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 19.00 FEET, A RADIAL LINE TO SAID INTERSECTION BEARS SOUTH 01°59'06" EAST;

(29) THENCE WESTERLY, NORTHWESTERLY, NORTHERLY, NORTHEASTERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE 60.04 FEET THROUGH A CENTRAL ANGLE OF 181°01'00" TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2142.16 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 89°01'54" WEST;

(30) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 222.34 FEET THROUGH A CENTRAL ANGLE OF 05°56'49", TO WHICH A RADIAL LINE BEARS NORTH 85°01'18" WEST;

(31) THENCE SOUTH 80°26'56" EAST 873.32 FEET TO THE **POINT OF BEGINNING.**

EXCEPTING THEREFROM ALL GAS, OIL, MINERALS OR WATER UPON OR BENEATH SAID LAND. RESERVING AN EASEMENT AND RIGHT OF WAY FOR SLOPE RIGHTS IN EXCAVATION OR EMBANKMENT OVER THE EASTERLY 10.00 FEET THEREOF.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 17.679 ACRES (770,114.80 SQUARE FEET MORE OR LESS)

PARCEL 2: (PIER AND WALKWAY)

THE REVOCABLE PERMISSION TO MAINTAIN A CONCRETE WALKWAY AND PORTIONS OF A PIER SERVING PARCEL NO. 3, BEING A STRIP 13.00 FEET WIDE LYING 6.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT **POINT "B"** AS SET OUT AND ESTABLISHED IN PARCEL NO. 1 ABOVE;

THENCE NORTH 06°21'58" WEST 12.00 FEET TO THE **POINT OF BEGINNING;**

(1) THENCE SOUTH 73°46'04" WEST 96.34 FEET TO THE MEAN HIGH TIDE LINE OF MISSION BAY.

THE SIDELINES OF SAID 13.00 FOOT STRIP TO BE EXTENDED OR SHORTENED TO TERMINATE AS FOLLOWS:

ON THE WEST, AT THE MEAN HIGH TIDE LINE AND ON THE EAST, AT THE WESTERLY LINE OF ABOVE SAID PARCEL NO. 1.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 0.029 ACRES (1,253.35 SQUARE FEET MORE OR LESS)

PARCEL 3: (DOCKS)

A 155.00 FOOT WIDE STRIP OF LAND SOUTHWESTERLY OF THE MEAN HIGH TIDE LINE LYING 77.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE POINT OF BEGINNING FOR AFORESAID **PARCEL NO. 2**;

(1) THENCE SOUTH 73°46'04" WEST 252.00 FEET.

ON THE EAST, THE SIDE LINES OF SAID 155.00 FOOT STRIP ARE TO BE EXTENDED OR SHORTENED TO TERMINATE AT THE MEAN HIGH TIDE LINE.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 0.526 ACRES (22,898.84 SQUARE FEET MORE OR LESS)

PARCEL 4: (BOAT DOCK BUILDING)

BEING THE REVOCABLE PERMISSION TO MAINTAIN A BOAT DOCK BUILDING ON THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT **POINT "A"** AS SET OUT AND ESTABLISHED IN PARCEL NO. 1 ABOVE;

(1) THENCE NORTH 78°13'55" WEST 23.11 FEET;
(2) THENCE NORTH 07°23'30" EAST 28.40 FEET;
(3) THENCE SOUTH 87°43'58" EAST 38.71 FEET;
(4) THENCE SOUTH 87°43'56" EAST 3.03 FEET;
(5) THENCE SOUTH 06°41'15" WEST 30.00 FEET;
(6) THENCE SOUTH 85°45'22" WEST 19.30 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS AN AREA OF 0.029 ACRES (1,281.35 SQUARE FEET MORE OR LESS)

END OF DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature _____

Date October 9, 2016

LICENSED LAND SURVEYOR
BARAK J. MILES No. 7835
STATE OF CALIFORNIA

Exhibit "A"

LEGAL DESCRIPTION:
"License Area"

All THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PLANTING STRIPS

A 40 FOOT STRIP OF LAND OVER AND ACROSS THAT PORTION OF THE TIDELANDS AND SUBMERGED OR FILLED LANDS OF MISSION BAY - FORMERLY FALSE BAY- AND A PORTION OF THE PUEBLO LANDS OF SAN DIEGO, ACCORDING TO MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 14, 1921 AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, ALL BEING IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT CITY OF SAN DIEGO CONTROL MONUMENT STATION AND THE UNITED STATES COAST AND GEODETIC SURVEY TRIANGULATION STATION "MORENA" HAVING NAD83 LAMBERT GRID COORDINATES, CALIFORNIA ZONE 6 OF NORTH 1866406.4480 AND EAST 6267555.7820 AS SHOWN ON THE RECORD OF SURVEY FILED IN SAID COUNTY ROS 16891.

THENCE SOUTH 31°17'32" WEST 1517.72 FEET TO THE POINT OF BEGINNING, HAVING NAD83 LAMBERT ZONE 6 COORDINATES OF NORTH 1865109.5110 AND EAST 6266767.4770 TO **THE POINT OF BEGINNING**;

(1) THENCE SOUTH 12°43'53" WEST 316.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2465.00 FEET, TO WHICH A RADIAL LINE BEARS NORTH 77°16'07" WEST;
(2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 189.34 FEET THROUGH A CENTRAL ANGLE OF 04°24'04" TO A POINT ON SAID CURVE, TO WHICH A RADIAL LINE BEARS NORTH 81°40'11" WEST;
(3) THENCE SOUTH 81°40'11" EAST 30.00 FEET;
(4) THENCE SOUTH 08°02'09" WEST 25.00 FEET;
(5) THENCE NORTH 82°15'28" WEST 30.00 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2465.00 FEET TO WHICH A RADIAL LINE BEARS NORTH 82°15'28" WEST;

(6) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 449.33 FEET THROUGH A CENTRAL ANGLE OF 10°26'39", TO A POINT ON SAID CURVE, TO WHICH A RADIAL LINE BEARS SOUTH 87°17'53" WEST;
(7) THENCE NORTH 67°09'03" EAST 42.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE *EASTERLY* HAVING A RADIUS OF 2425.00 FEET TO WHICH A RADIAL LINE BEARS SOUTH 87°38'42" WEST;
(8) THENCE *NORTHERLY* ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°05'11" AN ARC LENGTH OF 638.52 FEET;
(9) THENCE NORTH 12°43'53" EAST A DISTANCE OF 318.23 FEET;
(10) THENCE NORTH 80°26'56" WEST A DISTANCE OF 40.06 FEET TO **THE POINT OF BEGINNING.**

CONTAINING AN APROXIMATE AREA OF 37,979 SQUARE FEET OR 0.87 ACRES MORE OR LESS.

END OF DESCRIPTION

This real property description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

Signature _____

Date November 22, 2016

LICENSED LAND SURVEYOR
BARAK J. MILES No. 7835
STATE OF CALIFORNIA