

## CONSOLIDATED, EXTENDED, MODIFIED AND RESTATED MORTGAGE NOTE

\$45,000,000

Date: September 28, 2018

THIS CONSOLIDATED, EXTENDED, MODIFIED AND RESTATED MORTGAGE NOTE (as amended, modified, extended, supplemented, split, severed, restated or replaced from time to time, this “**Note**”) made as of this 28th day of September, 2018, by and among [REDACTED] A REALTY HOTEL SOHO LLC, a Delaware limited liability company, having an address c/o Fortuna Realty Group LLC, 527 Madison Avenue, 20th Floor, New York, New York 10022 (“**Fortuna Realty**”), and [REDACTED] [REDACTED] c/o Fortuna Realty Group LLC, 527 Madison Avenue, 20th Floor, New York, New York 10022 (“**Fortuna Hugo**” which, together with Fortuna Realty, are hereinafter jointly, severally and collectively referred to as “**Borrower**”), and MANUFACTURERS AND TRADERS TRUST COMPANY, a New York banking corporation, having an office c/o M&T Bank, 350 Park Avenue, New York, New York 10022, as administrative and collateral agent (in such capacity, together with its successors and permitted assigns, “**Administrative Agent**”) for the Lenders (as defined in the Loan Agreement (as hereinafter defined)). This Note is the Note referred to in, and is entitled to the benefits of, the Loan Agreement, the terms, provisions, covenants and conditions of which are hereby made a part of this Note to the same extent and with the same force and effect as if fully set forth herein. Capitalized terms used but not defined in this Note shall have the meanings assigned to them in the Loan Agreement.

WITNESSETH

## WHEREAS:

A. Administrative Agent is the holder of the notes listed on Exhibit A annexed hereto and made a part hereof (collectively, the “**Original Notes**”);