

This Instrument Prepared By:  
R. Patrick Parker  
Suite 1R  
631 Second Avenue South  
Nashville, Tennessee 37210

RETURN TO:  
CHICAGO TITLE INSURANCE CO.  
6030 POPLAR AVE.-SUITE LL37  
MEMPHIS, TN 38119-0916

# *inf-2067626*  
*901-821-0303*

**RELEASE OF ASSIGNMENT OF LEASES AND RENTS**

WHEREAS, by a certain Assignment of Leases and Rents (the "Assignment of Leases and Rents") dated the 21st day of July, 1998, and recorded July \_\_, 1998 in **Book 78, page 194** in the Chancery Clerk's Office for Desoto County, Mississippi, **U.S. Equities II, L.P., a Tennessee limited partnership**, (the "Borrower"), assigned to **Credit Suisse First Boston Mortgage Capital, LLC, a Delaware limited liability company**, (the "Assignee"), the security in said Assignment of Leases and Rents described, for the purpose of securing the payment of an indebtedness evidenced by note(s) (the "Loan Documents") fully described in said Assignment of Leases and Rents; and

WHEREAS, Assignee subsequently assigned all right, title and interest in and to the Assignment of Leases and Rents to **JPMORGAN CHASE BANK, f/k/a The Chase Manhattan Bank**, as Trustee, under that certain Amended and Restated Pooling and Servicing Agreement dated as of December 18, 1998 for the Certificateholders of **Credit Suisse First Boston Mortgage Securities Corp. Commercial Pass-Through Certificates, Series 1998-C2**, (the "Successor Assignee"). Said assignment is recorded in **Book 105, page 388** in the Chancery Clerk's Office for Desoto County, Mississippi; and,

WHEREAS, pursuant to the Assignment of Leases and Rents, it is a condition precedent to Assignee's obligation to release the lien of the Assignment of Leases and Rents that Borrower grant a security interest in other collateral, as defined therein. Borrower has granted such a security interest in other collateral to the satisfaction of the Successor Assignee, and Successor Assignee now desires to release the lien of the Assignment of Leases and Rents.

NOW, THEREFORE, in consideration of the premises the undersigned, **JPMORGAN CHASE BANK, f/k/a The Chase Manhattan Bank**, as Trustee, under that certain Amended and Restated Pooling and Servicing Agreement dated as of December 18, 1998 for the Certificateholders of **Credit Suisse First Boston Mortgage Securities Corp. Commercial Pass-Through Certificates, Series 1998-C2**, as legal owner and holder of the note secured by said Assignment of Leases and Rents, acknowledges receipt of a security interest in other collateral, as defined by the Loan Documents, and hereby releases and discharges the lien of said Assignment of Leases and Rents, and to this end quit claims and conveys unto said grantor, **U.S. Equities, II, L.P.**, its heirs and assigns, all of its right, title, and interest in and to the security and all other collateral described in said Assignment of Lease and Rents.

The undersigned, **JPMORGAN CHASE BANK, f/k/a The Chase Manhattan Bank**, as Trustee, covenants with the said grantor, **U.S. Equities, II, L.P.**, its heirs and assigns that **JPMORGAN CHASE BANK, f/k/a The Chase Manhattan Bank**, as Trustee, is the legal owner

*Chicago Title  
Fedex em*

and holder of the Assignment of Leases and Rents, and that JPMORGAN CHASE BANK, f/k/a The Chase Manhattan Bank, as Trustee, has the lawful right to release and discharge the lien in full.

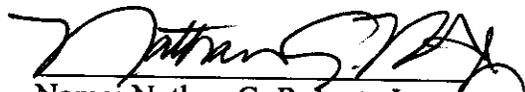
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IN WITNESS WHEREOF the said JPMORGAN CHASE BANK, f/k/a The Chase Manhattan Bank, as Trustee has hereunto set its hand (or caused its corporate name to be signed hereto by and through its proper officer(s) duly authorized so to do) this the \_\_\_ day of February, 2005.

**MORTGAGEE:**

**JPMORGAN CHASE BANK, f/k/a The Chase Manhattan Bank, as Trustee, under that certain Amended and Restated Pooling and Servicing Agreement dated as of December 18, 1998 for the Certificateholders of Credit Suisse First Boston Mortgage Securities Corp. Commercial Mortgage Pass-Through Certificates, Series 1998-C2**

By: Wachovia Bank, National Association, as Servicer

By:   
Name: Nathan G. Roberts Jr.  
Title: Assistant Vice President

STATE OF NORTH CAROLINA )

COUNTY OF MECKLENGURG)

Before me, Racshunn Hunter, a Notary Public of said State and County aforesaid, personally appeared Nathan G. Roberts Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Assistant Vice President, the within named bargain or, Wachovia , and that he (or she) as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself (or herself) as such officer.

WITNESS my hand and seal, at the office in North Carolina, this the 22 day of February, 2005.

Racshunn F. Hunter  
Notary Public

My Commission Expires \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.



## EXHIBIT "A"

## Nesbit, DeSoto County Mississippi

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY OF INTERSTATE HIGHWAY 55 AND THE NORTH RIGHT-OF-WAY OF NESBIT - PLEASANT HILL ROAD. SAID POINT BEING MARKED WITH AN IRON PIN (CONCRETE RIGHT-OF-WAY MARKER FOUND BUT DISTURBED): THENCE  $N79^{\circ}23'18''W$  ( $N79^{\circ}45''W$ -CALLED) ALONG THE NORTH RIGHT-OF-WAY OF PLEASANT HILL ROAD A DISTANCE OF 149.86 FEET (150.0 FEET-CALLED) TO A POINT IN THE EAST RIGHT-OF-WAY OF OLD HIGHWAY 51 MARKED WITH AN IRON PIN: THENCE  $N29^{\circ}34'56''W$  ( $N29^{\circ}45''W$ -CALLED) ALONG LAST SAID RIGHT-OF-WAY A DISTANCE OF 168.03 FEET (168.1 FEET-CALLED) TO A POINT MARKED WITH AN IRON PIN: THENCE  $N68^{\circ}16'00''E$  A DISTANCE OF 368.78 FEET (369.3 FEET-CALLED) TO A POINT ON THE WEST RIGHT-OF-WAY OF INTERSTATE HIGHWAY 55 MARKED WITH AN IRON PIPE AND CONCRETE POST: THENCE  $S19^{\circ}54'01''W$  ( $S20^{\circ}13''W$ -CALLED) ALONG LAST SAID RIGHT-OF-WAY A DISTANCE OF 329.98 FEET (329.6 FEET-CALLED) TO THE POINT OF BEGINNING, CONTAINING 1.265 ACRES (1.26-CALLED), MORE OR LESS.

INDEXING INSTRUCTIONS: THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25. TOWNSHIP 2 SOUTH, RANGE 7 WEST.