

P 4/16/07 3:40:00 P2
BK 119 PG 479 P2
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

UBS REAL ESTATE INVESTMENTS INC.
(Assignor)

TO

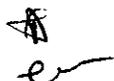
LASALLE BANK NATIONAL ASSOCIATION,
in its capacity as trustee for the registered holders of
LB-UBS Commercial Mortgage Trust 2006-C6,
Commercial Mortgage Pass-Through Certificates, Series 2006-C6
(Assignee)

Dated as of June 26, 2006

File # 321-1564-000

Property Location: Walgreens Horn Lake, 4028 Goodman Road, Horn Lake, Mississippi

PREPARED BY AND UPON RECORDATION RETURN TO:
HANOVER CAPITAL PARTNERS LTD.

 POST OFFICE BOX 3980
EDISON, NJ 08818-3980
(732) 393-3037
Andrea Schwarz

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

THIS ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS (this "Assignment"), made and entered into as of the 26th day of June, 2006 is by UBS REAL ESTATE INVESTMENTS INC., a Delaware corporation having an office at 1251 Avenue of the Americas, 22nd floor, New York, New York 10020 ("Assignor"), in favor of

LaSalle Bank National Association, in its capacity as trustee for
the registered holders of LB-UBS Commercial Mortgage Trust
2006-C6, Commercial Mortgage Pass-Through Certificates, Series
2006-C6, having an office at 135 South LaSalle Street, Suite 1625,
Chicago, IL 60603 ("Assignee").

WHEREAS, Assignor is the present legal and equitable owner and holder of that certain Deed of Trust Note dated as of June 28, 2006 executed by TUSCHMAN #6754, LLC, a Mississippi limited liability company ("Borrower"), and made payable to the order of Assignor, in the stated principal amount of THREE MILLION FIVE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$3,550,000.00) (the "Note") in connection with certain real property situated in DeSoto County, Mississippi and more particularly described on Exhibit A annexed hereto and made a part hereof (collectively, the "Premises"); and

WHEREAS, the Note is secured, inter alia, by the Assignment of Leases (as hereinafter defined); and

WHEREAS, the parties hereto desire that Assignor assign to Assignee, its successors and assigns, all of Assignor's right, title and interest in and to the Assignment of Leases.

NOW, THEREFORE, in consideration of the premises above set forth and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and agreed, Assignor and Assignee hereby covenant and agree as follows:

1. Assignment. Assignor does hereby transfer, assign, grant and convey to Assignee, its successors and assigns, all of the right, title and interest of Assignor in and to the following described instrument, and does hereby grant and delegate to Assignee, its successors and assigns, any and all of the duties and obligations of Assignor thereunder from and after the date hereof:

That certain Assignment of Leases and Rents dated as of June 23, 2006 from Borrower, as assignor, to Assignor, as assignee, and recorded on July 26, 2006 in Book 115, Page 69, as Instrument No. _____ with the Chancery Clerk of DeSoto County, Mississippi (the "Assignment of Leases"), encumbering the Premises together with the notes and bonds secured thereby.

2. Assumption. From and after the date hereof, Assignee hereby accepts the Assignment and assumes and agrees to observe, perform and be bound by all of the terms, covenants, agreements, conditions and obligations of the Assignment of Leases required to be observed or performed by Assignor thereunder.

3. Representations and Warranties of Assignor. This Assignment is an absolute assignment. This Assignment is without recourse, representation or warranty, express or implied, upon Assignor, except that Assignor hereby warrants and represents to Assignee that:

(a) Prior to the execution hereof, Assignor has not sold, transferred, assigned, conveyed, pledged or endorsed any right, title or interest in the Assignment of Leases to any person or entity other than Assignee; and

(b) Assignor has full right and power to sell and assign the same to Assignee subject to no interest or participation of, or agreement with, any party other than Assignee.

4. Governing Law. This Assignment shall be governed by and construed in accordance with the laws of the State in which the Premises are located.

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

6. Headings. The headings of the paragraphs of this Assignment have been included only for convenience, and shall not be deemed in any manner to modify or limit any of the provisions of this Assignment or be used in any manner in the interpretation of this Assignment.

7. Interpretation. Whenever the context so requires in this Assignment, all words used in the singular shall be construed to have been used in the plural (and vice versa), each gender shall be construed to include any other genders, and the word "person" shall be construed to include a natural person, a corporation, a firm, a partnership, a joint venture, a trust, an estate or any other entity.

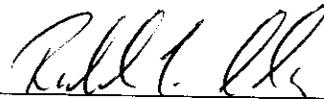
8. Partial Invalidity. Each provision of this Assignment shall be valid and enforceable to the fullest extent permitted by law. If any provision of this Assignment or the application of such provision to any person or circumstance shall, to any extent, be invalid or unenforceable, then the remainder of this Assignment, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected by such invalidity or unenforceability.

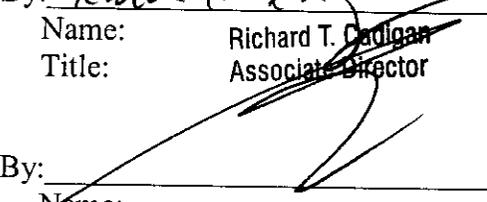
[signature page follows]

IN WITNESS WHEREOF, Assignor has executed this Assignment as of the day and year first above written.

ASSIGNOR:

UBS REAL ESTATE INVESTMENTS INC.,
a Delaware corporation

By: 
Name: Richard T. Cadigan
Title: Associate Director

By: 
Name: Brad A. Cohen
Title: Executive Director

STATE OF NEW YORK)
) ss:
 COUNTY OF NEW YORK)

On the 26 day of June, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard Cadigan, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Racquel A.C. Small
 Notary Public

RACQUEL A.C. SMALL
 Notary Public, State of New York
 No. 24-0013703
 Qualified in Kings County
 Commission Expires September 28, 2006

STATE OF NEW YORK)
) ss:
 COUNTY OF NEW YORK)

On the 23 day of June, 2006, before me, the undersigned, a Notary Public in and for said State, personally appeared Brad Cohen, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(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 capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Racquel A.C. Small
 Notary Public

RACQUEL A.C. SMALL
 Notary Public, State of New York
 No. 24-0013703
 Qualified in Kings County
 Commission Expires September 28, 2006

LAWYERS TITLE INSURANCE CORPORATION
CASE # MI033136
LOAN POLICY #

EXHIBIT "A"

PARCEL A:

Lot 2, Goodman/Horn Lake Subdivision, located in Section 29, Township 1 South, Range 8 West, Desoto County, Mississippi, as recorded in Plat Book 74, Pages 12-13, in the Office of the Chancery Clerk of Desoto County, Mississippi, and being more particularly described as follows:

Commencing at the accepted southeast corner of Section 29, Township 1 South, Range 8 West, Horn Lake Mississippi, said point being the intersection of the centerline of Goodman Road (public R.O.W. varies) and the centerline of Horn Lake Road (80' public R.O.W); thence N 89 degrees 49' 30" W along the centerline of said Goodman Road a distance of 296.75 feet to a point; thence leaving said centerline, N 0 degrees 10' 56" E a distance of 50.02 feet to a set iron pin on the north line of said Goodman Road and the point of beginning; thence leaving said north line, N 0 degrees 10' 56" E a distance of 427.31 feet to a set iron pin in the south line of the James W. Grist property (Book 201, Page 487); thence S 89 degrees 46' 04" E along said south line a distance of 261.34 feet to a set iron pin on the west right-of-way of said Horn Lake Road; thence S 0 degrees 43' 00" W along said south line a distance of 226.70 feet to a found right-of-way marker; thence S 48 degrees 21' 18" W a distance of 300.48 feet to a found right of way marker on the north right of way of said Goodman Road; thence N 89 degrees 49' 30" W a distance of 35.32 feet to the point of beginning.

PARCEL B:

Appurtenant easement for ingress and egress as shown on Plat Book 74, Pages 12-13, in the Office of the Chancery Court Clerk of Desoto County, Mississippi.

PARCEL C:

Appurtenant easements as created under Declaration of Easements with Covenants, Conditions and Restrictions executed by WN Goodman-Horn Lake, LLC, dated February 28, 2001, filed on March 5, 2001, and recorded in Book 388, Page 116, in the Office of the Chancery Court Clerk of Desoto County, Mississippi.