

APPLE NINE HOSPITALITY OWNERSHIP, INC.
814 E. MAIN STREET
RICHMOND, VIRGINIA 23219

VIA FEDEX AND E-MAIL

December 26, 2017

Jennifer Oswalt, President
Memphis Center City Revenue Finance Corporation c/ o
James B. McLaren, Jr.
Adams and Reese LLP
80 Monroe Avenue, Suite 700
Memphis, TN 38103

Re: Lease Agreement dated as of December 31, 1998 now in effect between Memphis Center City Revenue Finance Corporation ("**Landlord**") and Peabody Place Hotel Company GP (as successor-in-interest to Peabody Place Hotel Company, L.P.) as assigned to CWI Beale Street Hotel, LLC successor-in-interest to FWH Memphis Beale Street, LLC ("**Tenant**") pursuant to that certain Assignment and Assumption of Lease recorded as Instrument 10002763 (collectively, the "**Ground Lease**"), with respect to that certain hotel located at 175 Peabody Place, Memphis, Tennessee (the "**Property**")

Dear Ms. Oswalt:

We are writing to request your consent to the assignment (the "**Assignment**") of Tenant's interest in the Ground Lease to Apple Nine Hospitality Ownership, Inc., a Virginia corporation ("**Apple**").

The Property is currently leased by Landlord to Tenant and operated by Tenant as the "Hampton Inn & Suites Memphis - Beale Street". The expectation is that Apple would continue to operate the Property as the "Hampton Inn & Suites Memphis - Beale Street" after the assignment of the Lease by Landlord to Assignee. Apple is currently in discussions with a few third-party hotel management companies regarding the management of the property, including the current hotel manager. Information provided by Apple regarding their business operations is attached as Exhibit "A". Additional information about Apple can also be found on their web site at www.applehospitalityreit.com

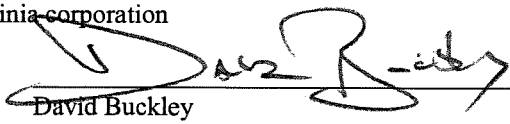
Tenant and Apple have entered into that certain Purchase and Sale Agreement dated December 22, 2017 which contemplates the assignment of the Ground Lease to Apple on or about February 5, 2018 (the "**Closing Date**"), subject to receipt of Landlord's approval and the satisfaction of certain other closing conditions. In order to provide Landlord' with sufficient time to place our request for Landlord's consent to the Assignment on Landlord's January 9, 2018 meeting agenda, we are submitting this request well in advance of such meeting. We ask that our request for the consent of Landlord to the Assignment be placed on the January 9, 2018 agenda.

We appreciate your assistance with this matter. Please let us know if you need anything for the January 9th Meeting.

Sincerely;

APPLE NINE HOSPITALITY OWNERSHIP, INC.
a Virginia corporation

By:


David Buckley

Vice President

dbuckley@aplpreit.com/804-727-6338

EXHIBIT A

Apple Hospitality REIT, Inc. (NYSE: APLE) is a publicly traded real estate investment trust (REIT) that owns one of the largest portfolios of upscale, select-service hotels in the United States. The Company's portfolio consists of 239 hotels, with approximately 30,300 guestrooms, diversified across the Hilton® and Marriott® families of brands with locations in urban, high-end suburban and developing markets throughout 34 states. For more information, please visit www.applehospitalityreit.com.

Apple Nine Hospitality Ownership, Inc. is a wholly-owned subsidiary of Apple Hospitality REIT, Inc. It owns 78 hotels directly and 23 through subsidiaries.