

QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)

FORE INDIA MIDDLE, LLC, a Maine limited liability company, whose mailing address is 11 Corporate Drive, Belmont, New Hampshire 03220, for consideration paid, grants to CHATHAM PORTLAND DT LLC, a Delaware limited liability company, whose mailing address is c/o Chatham Lodging Trust, 50 Cocanut Row, Suite 211, Palm Beach, Florida 33480, with Quitclaim Covenant, a certain lot or parcel of land, with any buildings and improvements thereon, located on Fore Street, India Street and Middle Street in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Lot 2 as shown on a subdivision plan entitled "Subdivision Plan of Hotel, Restaurant & Portside Residences, 207 & 209 Fore Street, Portland, Maine" dated February 8, 2010, as most recently revised on April 23, 2010, approved by the City of Portland Planning Board on April 13, 2010, and recorded in the Cumberland County Registry of Deeds in Plan Book 210, Page 194 (the "Subdivision Plan").

Lot 2 is hereby conveyed together with and subject to the rights and easements granted by Old Port Hospitality, LLC to Fore India Middle, LLC and by Fore India Middle, LLC to Old Port Hospitality, LLC as set forth in an Amendment of Deed, Termination of Rights and Easements and Grant of Rights and Easements by and between Old Port Hospitality, LLC and Fore India Middle, LLC dated August 23, 2010, and recorded in the Cumberland County Registry of Deeds in Book 28022, Page 181, subject to the terms and conditions with respect to said rights and easements as set forth therein.

Old Port Hospitality, LLC created a condominium on Lot 1 shown on the Subdivision Plan known as the Hotel, Restaurant and Portside Residences Condominium (the "Condominium") pursuant to a Declaration of Condominium dated August 23, 2010, and recorded in the Cumberland County Registry of Deeds in Book 28022, Page 188, as amended by Amendment Number One thereto dated June 3, 2011, and recorded in the Cumberland County Registry of Deeds in Book 28833, Page 126 (the "Declaration") that includes a unit in which is operated as a restaurant facility, which unit is referred to in the Declaration as the "Restaurant Unit". Lot 2 is hereby further conveyed subject to the restriction that for so long as a full-service restaurant is being operated in the Restaurant Unit, no full-service restaurant containing three thousand five hundred (3,500) square feet or more of public space may be operated on Lot 2, provided, however, that this restriction shall, in any event, expire and be of no further force and effect on the fifteenth (15th) anniversary of the date of Old Port Hospitality, LLC's initial conveyance of the Restaurant Unit to a third party. This restriction shall be enforceable by Old Port Hospitality, LLC, its successors and assigns, and the owner of the Restaurant Unit, and not by the owner of any other units in the Condominium. The Restaurant Unit was conveyed by Old Port Hospitality, LLC to Bass Ackwards Realty, LLC by Deed dated January 25, 2011, and recorded in the Cumberland County Registry of Deeds in Book 28563, Page 264, together with the benefit of said restriction.

Lot 2 is further conveyed together with and subject to all rights, easements, terms, covenants, conditions, obligations and agreements set forth in a certain Revised and Restated Parking Agreement by and between Old Port Hospitality, LLC and Fore India Middle, LLC dated August 23, 2010, and recorded in the Cumberland County Registry of Deeds in Book 28022, Page 242 (the "Parking Agreement"), relating to the access and use of a Parking Lot comprised of ninety (90) parking spaces

located on Lot 2, including, without limitation, the perpetual, exclusive and appurtenant right and easement to access and use all of the parking spaces covered by such Parking Agreement with the exception of the twelve (12) parking spaces granted as appurtenant to the Residences Unit of the Condominium, as set forth in a Deed of the Residence Unit from Old Port Hospitality, LLC to Portside Residences, LLC dated August 23, 2010, and recorded in the Cumberland County Registry of Deeds in Book 28022, Page 251.

Chatham Portland DT LLC, by its acceptance of this Deed, hereby assumes all obligations of Fore India Middle, LLC under the Parking Agreement.

The premises conveyed herein are further subject to the following matters of record:

1. Rights and easements for sewer purposes granted by the Slum Clearance and Redevelopment Authority to the City of Portland in an instrument dated October 8, 1958 and recorded in the Cumberland County Registry of Deeds in Book 2438, Page 258, as relocated pursuant to an Easement Relocation Agreement by and between Old Port Hospitality, LLC and the City of Portland dated April 28, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27742, Page 26, further reference being made to a Letter from David Margolis-Pineo, Deputy City Engineer of the Public Services Department, dated August 25, 2010 and recorded in the Cumberland County Registry of Deeds in Book 28028, Page 257;

2. Terms and conditions of a No Further Action Assurance Letter from the Maine Department of Environmental Protection to Jordan's Meats dated April 17, 2003 and recorded in the Cumberland County Registry of Deeds in Book 19244, Page 271;

3. Restrictions, covenants and conditions set forth in a Deed from Zemco Industries, Inc. to PME I, Limited Partnership dated September 23, 2005 and recorded in the Cumberland County Registry of Deeds in Book 23199, Page 107, and repeated in a Deed from said PME I, Limited Partnership to Old Port Hospitality, LLC dated January 29, 2010 and recorded in the Cumberland County Registry of Deeds in Book 27567, Page 40;

4. Matters and General Notes set forth on subdivision plan entitled "Subdivision Plan of Hotel, Restaurant & Portside Residences, 207 & 209 Fore Street, Portland, Maine" dated February 8, 2010, as most recently revised on April 23, 2010, approved by the City of Portland Planning Board on April 13, 2010, and recorded in the Cumberland County Registry of Deeds in Plan Book 210, Page 194;

5. Underground Line Easement granted by Old Port Hospitality, LLC to Central Maine Power Company dated July 21, 2010 and recorded in the Cumberland County Registry of Deeds in Book 28094, Page 298;

6. Maine Department of Environmental Protection Commissioner's Certification dated June 27, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28791, Page 132, as affected by a Commissioner's Certification Amended to Reflect Re-Development Plans Dated August 20, 2012, dated October 26, 2012 and recorded in the Cumberland County Registry of Deeds in Book 30111, Page 193;

7. Declaration of Environmental Covenant by and between Fore India Middle, LLC and the Maine Department of Environmental Protection dated May 24, 2011 and recorded in the Cumberland County Registry of Deeds in Book 28791, Page 136;

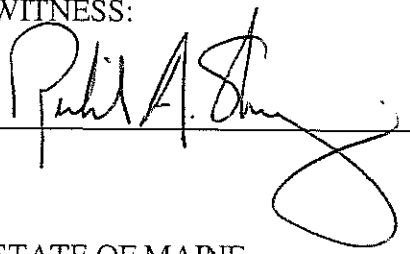
8. Agreement Regarding Wall and Window With Respect to Unit One in Portside Condominium, 207 Fore Street, Portland, Maine, by and between Fore India Middle, LLC and Paula Foley-Stelmack and Mark Stelmack dated September 29, 2011 and recorded in the Cumberland County Registry of Deeds in Book 29001, Page 234; and

9. Certificate of Subdivision Waiver Approval by the City of Portland in favor of Fore India Middle, LLC dated October 18, 2012 and recorded in the Cumberland County Registry of Deeds in Book 30102, Page 285.

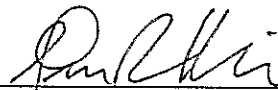
Reference is made to a Quitclaim Deed With Covenant from Old Port Hospitality, LLC to Fore India Middle, LLC dated June 11, 2010, and recorded in the Cumberland County Registry of Deeds in Book 27850, Page 63, as amended by said Amendment of Deed, Termination of Rights and Easements and Grant of Rights and Easements by and between Old Port Hospitality, LLC and Fore India Middle, LLC dated August 23, 2010, and recorded in the Cumberland County Registry of Deeds in Book 28022, Page 181, for Fore India Middle, LLC's source of title to the premises conveyed herein.

IN WITNESS WHEREOF, FORE INDIA MIDDLE, LLC has caused this instrument to be executed by Gregory R. Kirsch, its Manager, hereunto duly authorized, this 21st day of December, 2012.

WITNESS:



FORE INDIA MIDDLE, LLC

By: 

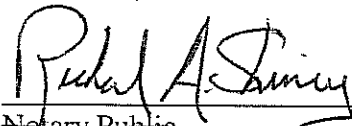
Gregory R. Kirsch
Its Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

December 21, 2012

Personally appeared the above named Gregory R. Kirsch, Manager of FORE INDIA MIDDLE, LLC, and acknowledged the foregoing instrument to be his free act deed in his said capacity and the free act and deed of said FORE INDIA MIDDLE, LLC.

Before me,



~~Notary Public~~
Attorney At Law
Richard A. Shinay

Print name

~~My commission expires~~ _____