ASSIGNMENT OF LEASE AGREEMENT

Between

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

And

ASTANA IRB HOLDINGS LLC

UP TO \$39,000,000
LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT, KENTUCKY,
INDUSTRIAL BUILDING REVENUE BONDS, SERIES 2022A
(SPEIGLE HEIGHTS REDEVELOPMENT PROJECT – ASTANA)

Dated as of ______, 2022

ASSIGNMENT OF LEASE AGREEMENT

Dated as of	, 2022
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In order to secure payment of up to \$39,000,000 aggregate maximum principal amount
of Lexington-Fayette Urban County Government, Kentucky, Industrial Building Revenue
Bonds, Series 2022A (Speigle Heights Redevelopment Project – Astana) (the "Astana Bonds")
issued by the Lexington-Fayette Urban County Government (the "Issuer") to Astana IRB
Holdings LLC, as the original purchaser thereof (the "Purchaser"), pursuant to a Bond Purchase
Agreement dated as of, 2022, among the Issuer, the Purchaser, Astana IRB
Holdings LLC, as the servicing agent thereunder, and Astana LLC (the "Company"), the Issuer
hereby assigns all of the Issuer's right, title, and interest in and to the Lease Agreement related
thereto dated, 2022, by and between the Issuer and the Company recorded in
Deed Book, Page in the office of the County Clerk of the County of Fayette,
Kentucky (the "Lease Agreement"), to the Purchaser. Such assignment shall include, but not be
limited to, the Pledged Receipts (as defined in the Lease Agreement), but shall exclude the
Issuer's right to receive expense, reimbursement, indemnity, and other payments from the
Company and the Issuer's other rights, protections, and remedies provided by Sections 3.03(a)
and (f), 4.02(b), 6.08(b), 6.16, 7.02, 8.03, and 8.04, 9.04 and 9.05 of the Lease Agreement.

This Assignment of Lease Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute but one and the same instrument.

[Signature Page To Follow]

SIGNATURE PAGE TO SERIES 2022A ASSIGNMENT OF LEASE AGREEMENT

IN WITNESS WHEREOF, the Issuer has caused this Assignment of Lease Agreement to be executed in its name and on its behalf, all as of the date first stated above.

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

	Ву:	
	Linda Gorton	
	Mayor	
Attest:	·	
Abigail Allan		
Urban County Council Clerk		
Accepted as of the date first stated above:		
ACTANIA IDD HOLDINGC LLC as Drughassara	J	
ASTANA IRB HOLDINGS LLC, as Purchaser un	nder	
the Bond Purchase Agreement		
_		
Ву:		
Nicholas T. Feldman		
Manager		

COMMONWEALTH OF KENTUCKY	. C -1	
COUNTY OF FAYETTE) Sct.	
The foregoing instrument was sub		knowledged before me this as the respective Mayor and
Urban County Council Clerk of the Lexin behalf of said Government.		-
My commission expires	·	
	Notary Public	
COMMONWEALTH OF KENTUCKY) Sct.	
COUNTY OF FAYETTE)	
The foregoing instrument was sub, 2022, by Nichol LLC, for and on behalf of said limited liabi My commission expires	T. Feldman, as Manago y company.	knowledged before me this er of Astana IRB Holdings
1		
	Notary Public	
This instrument prepared by:		
STOLL KEENON OGDEN PLLC 500 West Jefferson Street Suite 2000 Louisville, Kentucky 40202 Phone: (502) 560-5208 timothy.eifler@skofirm.com		
By:Timothy J. Eifler		

Summary report:

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Intelligent Table Comparison: Active		
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Delete	1	
Move From	0	
Move To	0	
Table Insert	0	
Table Delete	0	
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Table moves from	0	
Embedded Graphics (Visio, ChemDraw, Images etc.)	0	
Embedded Excel	0	
Format changes	0	
Total Changes:	4	