

PATENT ASSIGNMENT COVER SHEET

Electronic Version v1.1
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EPAS ID: PAT6195018

SUBMISSION TYPE:	NEW ASSIGNMENT
NATURE OF CONVEYANCE:	RELEASE OF SECURITY INTEREST IN PATENTS (R/F 32723/0392)
CONVEYING PARTY DATA	
Name	Execution Date
JPMORGAN CHASE BANK, N.A.	07/01/2020
RECEIVING PARTY DATA	
Name:	COSTAR GROUP, INC.
Street Address:	1331 L STREET NW
City:	WASHINGTON
State/Country:	D.C.
Postal Code:	20005
Name:	COSTAR REALTY INFORMATION, INC.
Street Address:	1331 L STREET NW
City:	WASHINGTON
State/Country:	D.C.
Postal Code:	20005
PROPERTY NUMBERS Total: 8	
Property Type	Number
Patent Number:	6871140
Patent Number:	7076452
Patent Number:	7254559
Patent Number:	7640204
Patent Number:	7174301
Patent Number:	7487114
Application Number:	13491567
Application Number:	61889870
CORRESPONDENCE DATA	
Fax Number:	(212)455-2502
<i>Correspondence will be sent to the e-mail address first; if that is unsuccessful, it will be sent using a fax number, if provided; if that is unsuccessful, it will be sent via US Mail.</i>	
Phone:	(212)455-3605
Email:	ksolomon@stblaw.com
Correspondent Name:	GENEVIEVE DORMENT, ESQ.
Address Line 1:	SIMPSON THACHER & BARTLETT LLP
PATENT	

Address Line 2:	425 LEXINGTON AVENUE
Address Line 4:	NEW YORK, NEW YORK 10017

ATTORNEY DOCKET NUMBER:	007751/0185
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NAME OF SUBMITTER:	GENEVIEVE DORMENT
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SIGNATURE:	/GD/
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DATE SIGNED:	07/10/2020
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Total Attachments: 4

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RELEASE OF SECURITY INTEREST IN PATENTS, dated as of July 1, 2020 (this “**Release**”), by JPMORGAN CHASE BANK, N.A., as Administrative Agent (in such capacity, the “**Administrative Agent**”) in favor of COSTAR GROUP, INC. and COSTAR REALTY INFORMATION, INC. (collectively, the “**Grantors**” and each, a “**Grantor**”).

A. Reference is made to (a) that certain credit agreement dated as of April 1, 2014 (as amended, restated, amended and restated, supplemented or otherwise modified from time to time, the “**Credit Agreement**”), among CoStar Group, Inc., a Delaware corporation, as borrower (the “**Borrower**”), CoStar Realty Information, Inc., a Delaware corporation, as co-borrower, (the “**Co-Borrower**”, together with the Borrower, the “**Borrowers**”), the Lenders from time to time party thereto and the Administrative Agent, and (b) the guarantee and collateral agreement dated as of April 1, 2014 (as amended, restated, amended and restated, supplemented or otherwise modified from time to time, the “**Collateral Agreement**”), among the Borrower, the Co-Borrower, the Subsidiaries from time to time party thereto and the Administrative Agent.

B. Pursuant to the Collateral Agreement and the Patent Security Agreement (as defined below), the Grantors granted to the Administrative Agent, for the benefit of the Secured Parties, a security interest in all right, title or interest of the Grantors in, to and under the Patent Collateral (as that term is defined in the Patent Security Agreement), including the Patents set forth on Schedule I hereto, which security interest was recorded with the United States Patent and Trademark Office on April 22, 2014 at REEL/FRAEME 032723/0392 (the “**Patent Security Agreement**”).

C. In connection with the repayment of all Indebtedness and the termination of all Commitments under the Credit Agreement, and the release of security interests in connection therewith, the Grantors have informed the Administrative Agent of their desire to obtain the release of all right, title and interest of the Administrative Agent, the other Secured Parties and each other grantee or beneficiary in, to and under the Patent Collateral and the security interest granted therein.

Accordingly, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Administrative Agent, on behalf of the Secured Parties, does hereby state as follows:

SECTION 1. **Terms.** Each capitalized term used but not otherwise defined herein shall have the meaning specified in the Patent Security Agreement, the Credit Agreement, or the Collateral Agreement, as applicable.

SECTION 2. **Release.** The Administrative Agent, on behalf of itself, the Secured Parties and their respective permitted successors and assigns, does hereby absolutely, unconditionally and irrevocably terminate the Patent Security Agreement and terminate, release, cancel, relinquish and discharge its and their lien and security interest granted under the Patent Security Agreement in, to and under the Patent Collateral and any right, title or interest granted

under the Patent Security Agreement it has in, to and under the Patent Collateral shall hereby cease and become void. This Release is made without representation or warranty by, or recourse to, the Administrative Agent or any other Secured Party.

SECTION 3. **Further Assurances.** The Administrative Agent hereby authorizes the Grantor or the Grantor's authorized representative to record this Release with the United States Patent and Trademark Office. The Administrative Agent hereby agrees to duly execute, acknowledge, procure and deliver any further documents and to do such other acts as may be reasonably necessary to effect and record the release of the security interest contemplated hereby, solely at the Borrowers' cost and expense.

SECTION 4. **Binding Effect.** This Release shall be binding upon the Administrative Agent's representatives, successors, assigns and transferees.

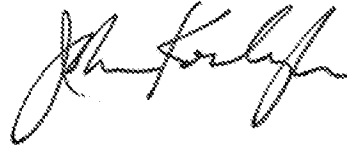
SECTION 5. **Counterparts.** This Release may be executed in counterparts (and by different parties hereto on different counterparts), each of which will constitute an original, but all of which when taken together shall constitute a single contract. Delivery of an executed counterpart of a signature page of this Agreement by facsimile or other electronic imaging shall be effective as delivery of a manually executed counterpart of this Agreement.

THIS RELEASE SHALL BE CONSTRUED IN ACCORDANCE WITH AND GOVERNED BY THE LAWS OF THE STATE OF NEW YORK.

[Remainder of this page intentionally left blank]

IN WITNESS WHEREOF, the Administrative Agent has caused this
Release to be duly executed as of the day and year first above written.

JPMORGAN CHASE BANK, N.A.,
as Administrative Agent,

A handwritten signature in black ink, appearing to read "John Kowalczyk", written over a horizontal line.

By: _____

Name: John Kowalczyk

Title: Executive Director

[Signature Page to Release of Security Interest in Patents]

PATENT
REEL: 053181 FRAME: 0578

SCHEDULE I

Patents

Registered Owner	Title	Type	Registration Number	Expiration Date
CoStar Group, Inc.	System and method for collection, distribution, and use of information in connection with commercial real estate	Utility	6,871,140	7/29/2022
CoStar Group, Inc.	System and method for collection, distribution, and use of information in connection with commercial real estate	Utility	7,076,452	4/18/2021
CoStar Group, Inc.	System and method for collection, distribution, and use of information in connection with commercial real estate	Utility	7,254,559	10/21/2021
CoStar Group, Inc.	System and method for collection, distribution, and use of information in connection with commercial real estate	Utility	7,640,204	12/31/2023
CoStar Group, Inc.	System and method for accessing geographic-based data	Utility	7,174,301	11/23/2020
CoStar Group, Inc.	System and method for associating aerial images, map features, and information	Utility	7,487,114	12/10/2022

Patent Applications

Registered Owner	Title	U.S. Patent Application Number
CoStar Realty Information, Inc.	Method and Apparatus for Managing Real Estate Data	13/491,567
CoStar Realty Information, Inc.	Method and Apparatus for Search and Analysis of Real Estate Data	61/889,870