

TRADEMARK ASSIGNMENT

Electronic Version v1.1
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SUBMISSION TYPE:	NEW ASSIGNMENT		
NATURE OF CONVEYANCE:	Release of Security Interest recorded at Reel/Frame 002482/0017		
CONVEYING PARTY DATA			
Name	Formerly	Execution Date	Entity Type
JPMorgan Chase Bank, N.A.		05/10/2005	Collateral Agent:
RECEIVING PARTY DATA			
Name:	Performance Hospitality Management		
Street Address:	1950 Stemmons Freeway		
Internal Address:	Suite 6001		
City:	Dallas		
State/Country:	TEXAS		
Postal Code:	75207		
Entity Type:	CORPORATION: DELAWARE		
PROPERTY NUMBERS Total: 2			
Property Type	Number	Word Mark	
Registration Number:	2622814	P PERFORMANCE HOSPITALITY MANAGEMENT	
Registration Number:	2459407	PERFORMANCE HOSPITALITY MANAGEMENT	
CORRESPONDENCE DATA			
Fax Number:	(212)354-8113		
	<i>Correspondence will be sent via US Mail when the fax attempt is unsuccessful.</i>		
Phone:	2128198928		
Email:	enunn@whitecase.com		
Correspondent Name:	White & Case LLP		
Address Line 1:	1155 Avenue of the Americas		
Address Line 2:	Attn: Elizabeth A. Nunn		
Address Line 4:	New York, NEW YORK 10036-2787		
NAME OF SUBMITTER:	Elizabeth A. Nunn		
Signature:	/Elizabeth A. Nunn/		

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Date:

05/25/2005

Total Attachments: 4

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TRADEMARK RELEASE OF SECURITY INTEREST

This Release granted on this 10th day of May, 2005, by JPMORGAN CHASE BANK, N.A. (formerly known as JPMorgan Chase Bank), as Collateral Agent ("Agent"), to PERFORMANCE HOSPITALITY MANAGEMENT, a Delaware corporation with principal offices at 1950 Stemmons Freeway, Suite 6001, Dallas, Texas 75207 ("Grantor"), as follows:

W I T N E S S E T H

WHEREAS, the Grantor has heretofore granted to the Agent a security interest in certain U.S. trademarks, trademark registrations and trademark applications more particularly set forth on Schedule A attached hereto (the "Marks") to secure the Obligations (as defined in the Guaranty and Collateral Agreement, dated as of June 30, 1999, as amended and restated as of February 28, 2002, between the Agent and the Grantor (collectively, the "Agreement")); and

WHEREAS, the Agent wishes to release and restore all right, title and interest in and to the Marks to the Grantor and to dissolve any and all Liens and encumbrances respecting the Marks shown on the attached Schedule A hereto.

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, the Agent hereby releases, discharges, quit claims and relinquishes unto the Grantor any and all right, title and interest in and to the Marks, and more particularly, the security interest in the marks, mark registrations and mark applications as set forth on Schedule A hereto, granted to Agent by the Grantor by the Agreement, which security interest was duly recorded on March 25, 2002 at Trademark Reel 002482, Frame 0017 in the United States Patent and Trademark Office.

IN WITNESS WHEREOF, the undersigned, by and through its authorized officer,
has caused this instrument to be executed under seal on the date first written above.


JPMORGAN CHASE BANK, N.A.
(formerly know as JPMorgan Chase Bank),
as Collateral Agent

By TKO
Name: Thomas Kozlark
Title: Vice President

STATE OF NEW YORK)
) ss.:

COUNTY OF NEW YORK)

On this 10th day of May, 2005, before me personally appeared Thomas Kozlark, to me known who, being by me duly sworn, did depose and say that he is a Vice President of JPMORGAN CHASE BANK, N.A. (formerly know as JPMorgan Chase Bank) described herein and which executed the foregoing instrument and that he signed his name thereto pursuant to the authority granted by JPMORGAN CHASE BANK, N.A. (formerly know as JPMorgan Chase Bank).



Notary Public

May Karen Yip Daniels
Notary Public, State of New York
No. 01YI6111759
Qualified in New York County
Commission Expires June 20, 2008

SCHEDULE A

UNITED STATES TRADEMARKS

MARK	APPLICATION NUMBER	REGISTRATION NUMBER	FILING DATE	ISSUE DATE
PPERFORMANCE HOSPITALITY MANAGEMENT and Design	75/892,399	2,622,814	1-7-00	9-24-02
PERFORMANCE HOSPITALITY MANAGEMENT	75/892,376	2,459,407	1-7-00	6-12-01

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