FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington,	D.C.	20549
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STATEMENT	OF CHA	ANGES IN	BENEFICIAL	OWNERSHIP

OMB APPROVAL										
OMB Number:	3235-0287									
Estimated average burden										
hours per response:	0.5									

Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940 Instruction 1(b).

	nd Address of WILLIA	Reporting Person*									5. Relationship of Repo (Check all applicable) Director X Officer (give til			10% Owi		wner			
	(Fir	st) (N	/liddle)			3. Date of Earliest Transaction (Month/Day/Year) 03/04/2021						\dashv	EVP & Senior Managing Director						
(Street) PHILAD (City)	ELPHIA P.		9104 (ip)		4. If <i>F</i>	4. If Amendment, Date of Original Filed (Month/Day/Year)								6. Indiv Line) X	′				
		Table	I - No	n-Deriva	tive S	Secui	rities	Acq	uired,	Dis	posed of	, or B	enefic	cially	Own	ed			
1. Title of Security (Instr. 3) 2. Transact Date (Month/Day			Execution Date,		3. Transaction Code (Instr. 8) 4. Securities Acquired (A Disposed Of (D) (Instr. 3, 5)		red (A) o str. 3, 4	5. Amount of 4 and Securities Beneficially Owned Following Reported		Form (D) o	n: Direct r Indirect istr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)							
							Code	v	Amount	(A) or (D) Pr		e	Transa	action(s) . 3 and 4)			(111501.4)		
Common Shares of Beneficial Interest ⁽¹⁾ 03/04/2				2021		A		20,009) A S		0.00	120,874			D				
Common	Shares of E	Beneficial Interes	t ⁽²⁾	03/04/2	2021		F		456 D \$		\$1	2.66	6 120,418			D			
	Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)																		
1. Title of Derivative Security (Instr. 3)	rivative Conversion Date Execution Date, curity or Exercise (Month/Day/Year) if any		4. Transa Code (8)	(Instr. Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)		6. Date Exercisable and Expiration Date (Month/Day/Year) Date Expiration Date Expiration		7. Title and Amount of Securities Underlying Derivative Security (Ins 3 and 4)		Der Sec (Ins	rice of ivative urity tr. 5)	9. Number derivative Securities Beneficially Owned Following Reported Transaction (Instr. 4)	y 1	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)				

Explanation of Responses:

- 1. Reflects the grant of a restricted share rights award which is scheduled to vest in three equal installments on each of April 15, 2022, April 15, 2023 and April 15, 2024.
- 2. Shares withheld to satisfy payroll taxes for grant of equity awards.

Remarks:

/s/ Shawn Neuman, as

Attorney-In-Fact for William 03/08/2021

D. Redd

** Signature of Reporting Person Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

- * If the form is filed by more than one reporting person, see Instruction 4 (b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.