FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549 STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

OMB APPROVAL

OMB Number: 3235-0287 Estimated average burden

Check this box to Section 16. F	STA	TEMEN	ΤΟΙ	F CHANGE	S IN BEN	NEFICIAL OWN	ERSHIP	Estir	3 Number: nated average bur		
obligations may continue. See Instruction 1(b).					nt to Section 16(a) ction 30(h) of the Ir			hour	s per response:	0.5	
1. Name and Address of Reporting Person [*] <u>TYRRELL NATHAN S</u>					uer Name and Tick <u>ST HOTELS</u>		Symbol <u>RTS, INC.</u> [HST	(Check all appl Direct	cable) or (give title	10% Owner	
(Last) (First) (Middle) 4747 BETHESDA AVENUE SUITE 1300 (Street) BETHESDA MD 20814					te of Earliest Transa 5/2023	action (Month/	/Day/Year)	E	xec. VP,	Investments	
				4. lf A	mendment, Date o	f Original Filed	d (Month/Day/Year)	6. Individual or Joint/Group Filing (Check Applica Line) X Form filed by One Reporting Person Form filed by More than One Reporting			
(City)	(State)	(Zip)						Perso			
Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned											
1. Title of Security (Instr. 3) 2. Transact Date (Month/Dat					2A. Deemed Execution Date, if any	3. Transaction	4. Securities Acquired (A Disposed Of (D) (Instr. 3,		es	6. Ownership Form: Direct	7. Nature of Indirect Beneficial

1. The of Security (insu: 5)	Date (Month/Day/Year)	Execution Date, if any (Month/Day/Year)	3. Transa Code (8)		Disposed Of 5)			Securities Beneficially	(I) (Instr. 4)	of Indirect Beneficial Ownership (Instr. 4)
			Code	v	Amount	(A) or (D)	Price	Transaction(s) (Instr. 3 and 4)		(insu: 4)
Common Stock	02/06/2023		F		8,951	D	\$18.52	370,334	D	

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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)	Derivative Conversion Date Security or Exercise (Month/Day/Year)		3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)		5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)		6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)	9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s) (Instr. 4)	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code	v	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares				

Explanation of Responses:

By: /s/ William K. Kelso,

Attorney-in-Fact For: Nathan 02/08/2023 S. Tyrrell

** 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.