

Summit Hotel OP, LP  
Form 10-Q/A  
August 31, 2011

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 10-Q/A  
(Amendment No. 1)

QUARTERLY REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the quarterly period ended June 30, 2011

OR

TRANSITION REPORT PURSUANT TO SECTION 13 OR 15(d) OF THE SECURITIES EXCHANGE ACT OF 1934

For the transition period from \_\_\_\_\_ to \_\_\_\_\_

Commission File Number: 001-35074 (Summit Hotel Properties, Inc.)  
Commission File Number: 001-54273 (Summit Hotel OP, LP)

SUMMIT HOTEL PROPERTIES, INC.  
SUMMIT HOTEL OP, LP  
(Exact name of registrant as specified in its charter)

|   |  |
|---|--|
| Maryland (Summit Hotel Properties, Inc.)                          | 27-2962512 (Summit Hotel Properties, Inc.) |
| Delaware (Summit Hotel OP, LP)                                    | 27-2966616 (Summit Hotel OP, LP)           |
| (State or other jurisdiction<br>of incorporation or organization) | (I.R.S. Employer Identification No.)       |

2701 South Minnesota Avenue, Suite 6  
Sioux Falls, SD 57105  
(Address of principal executive offices, including zip code)

(605) 361-9566  
(Registrant's telephone number, including area code)

Indicate by check mark whether the registrant (1) has filed all reports required to be filed by Section 13 or 15(d) of the Securities Exchange Act of 1934 during the preceding 12 months (or for such shorter period that the registrant was required to file such reports), and (2) has been subject to such filing requirements for the past 90 days.

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|                               |   |                             |                     |   |                             |
|-------------------------------|---|-----------------------------|---------------------|---|-----------------------------|
| Summit Hotel Properties, Inc. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Summit Hotel OP, LP | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
|-------------------------------|---|-----------------------------|---------------------|---|-----------------------------|

Indicate by check mark whether the registrant has submitted electronically and posted on its corporate Web site, if any, every Interactive Data File required to be submitted and posted pursuant to Rule 405 of Regulation S-T (§ 232.405) of this chapter) during the preceding 12 months (or for such shorter period that the registrant was required to submit and post such files).

|                               |   |                             |                     |   |                             |
|-------------------------------|---|-----------------------------|---------------------|---|-----------------------------|
| Summit Hotel Properties, Inc. | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Summit Hotel OP, LP | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
|-------------------------------|---|-----------------------------|---------------------|---|-----------------------------|

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Indicate by check mark whether the registrant is a large accelerated filer, an accelerated filer, a non-accelerated filer, or a smaller reporting company in Rule 12b-2 of the Exchange Act.

Summit Hotel Properties, Inc.

Large accelerated filer

Non-accelerated filer

Accelerated filer

Smaller reporting company

Summit Hotel OP, LP

Large accelerated filer

Non-accelerated filer

Accelerated filer

Smaller reporting company

Indicate by check mark whether the registrant is a shell company (as defined in Rule 12b-2 of the Exchange Act).

Summit Hotel Properties, Inc.  Yes  No

Summit Hotel OP, LP  Yes  No

As of August 11, 2011, the number of outstanding shares of common stock of Summit Hotel Properties, Inc. was 27,278,000 and the number of outstanding units of partnership interest in Summit Hotel OP, LP designated as "Common Units" was 37,378,000, including Common Units held by Summit Hotel Properties, Inc. and its wholly owned subsidiary which is the general partner of Summit Hotel OP, LP.

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EXPLANATORY NOTE

The Registrants are filing this Amendment No. 1 on Form 10-Q/A to their combined Quarterly Report on Form 10-Q for the quarterly period ended June 30, 2011, filed with the Securities and Exchange Commission on August 15, 2011 (the "Form 10-Q"), to furnish Exhibit 101 to the Form 10-Q. Exhibit 101 provides the financial statements and related notes from the Form 10-Q formatted in XBRL (Extensible Business Reporting Language).

Except as described above, this Quarterly Report on Form 10-Q/A does not amend, update or change any other items or disclosures in the Form 10-Q, as amended, and does not purport to reflect any information or events subsequent to the filing thereof.

Pursuant to rule 406T of Regulation S-T, the interactive data files on Exhibit 101 hereto are deemed not filed or part of a registration statement or prospectus for purposes of Sections 11 or 12 of the Securities Act of 1933, as amended, are deemed not filed for purposes of Section 18 of the Securities Act of 1934, as amended, and otherwise are not subject to liability under those sections.

Item 6. Exhibits.

The following exhibits are filed as part of this report:

| Exhibit<br>Number | Description of Exhibit  |
|-------------------|---|
| 31.1*             | Certification of Chief Executive Officer of Summit Hotel Properties, Inc. pursuant to Rule 13a-14(a)/15d-14(a), as adopted pursuant to Section 302 of the Sarbanes-Oxley Act of 2002. |
| 31.2*             | Certification of Chief Financial Officer Summit Hotel Properties, Inc. pursuant to Rule 13a-14(a)/15d-14(a), as adopted pursuant to Section 302 of the Sarbanes-Oxley Act of 2002.    |
| 31.3*             | Certification of Chief Executive Officer of Summit Hotel OP, LP pursuant to Rule 13a-14(a)/15d-14(a), as adopted pursuant to Section 302 of the Sarbanes-Oxley Act of 2002.           |
| 31.4*             | Certification of Chief Financial Officer Summit Hotel OP, LP pursuant to Rule 13a-14(a)/15d-14(a), as adopted pursuant to Section 302 of the Sarbanes-Oxley Act of 2002.              |
| 32.1*             | Certification of Chief Executive Officer Summit Hotel Properties, Inc. pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002.      |
| 32.2*             | Certification of Chief Financial Officer Summit Hotel Properties, Inc. pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002.      |
| 32.3*             | Certification of Chief Executive Officer Summit Hotel OP, LP pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002.                |
| 32.4*             | Certification of Chief Financial Officer Summit Hotel OP, LP pursuant to 18 U.S.C. Section 1350, as adopted pursuant to Section 906 of the Sarbanes-Oxley Act of 2002.                |
| 101.INS**         | XBRL Instance Document  |
| 101.SCH**         | XBRL Taxonomy Extension Schema Document   |
| 101.CAL**         | XBRL Taxonomy Extension Calculation Linkbase Document   |
| 101.DEF**         | XBRL Taxonomy Extension Definition Linkbase Document  |
| 101.LAB**         | XBRL Taxonomy Extension Labels Linkbase Document  |
| 101.PRE**         | XBRL Taxonomy Presentation Linkbase Document  |

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\* Filed on August 15, 2011 as an exhibit to the Registrants' Form 10-Q for the quarterly period ended June 30, 2011.

\*\* Filed herewith.



SIGNATURES

Pursuant to the requirements of Section 13 or 15(d) of the Securities Exchange Act of 1934, the registrants have duly caused this report to be signed on their behalf by the undersigned, thereunto duly authorized.

SUMMIT HOTEL PROPERTIES, INC. (registrant)

Date: August 31, 2011

By: /s/ Stuart J. Becker  
Stuart J. Becker  
Chief Financial Officer

SUMMIT HOTEL OP, LP (registrant)

By: Summit Hotel GP, LLC, its general partner

By: Summit Hotel Properties, Inc., its sole member

Date: August 31, 2011

By: /s/ Stuart J. Becker  
Stuart J. Becker  
Chief Financial Officer