

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional] David M. Guillet, Esq.
B. SEND ACKNOWLEDGMENT TO: (Name and Address) Partridge Snow & Hahn LLP 180 South Main Street Providence, Rhode Island 02903

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME Unicom Realty, LLC				
OR	1b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS 1026 Park East Drive		CITY Woonsocket	STATE RI	POSTAL CODE 02895
1d. TAX ID #: SSN OR EIN		1e. TYPE OF ORGANIZATION LLC	1f. JURISDICTION OF ORGANIZATION RI	1g. ORGANIZATIONAL ID #, if any 110331
☐ NONE				

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
				COUNTRY USA
2d. TAX ID #: SSN OR EIN		2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL ID #, if any
				☐ NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME Bank Rhode Island				
OR	3b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS One Turks Head Place		CITY Providence	STATE RI	POSTAL CODE 02903
				COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

All Debtor's Improvements and Fixtures and Personal Property, machinery, equipment, carpets, appliances, cabinets, sinks, Premiums, Awards, Leases, Rentals and Other Payments, now owned or hereafter acquired, but not limited to those items set forth on Exhibit A attached hereto and incorporated herein by reference, all in connection with the real estate located at 1026 Park East Drive in Woonsocket, Rhode Island (the "Real Estate"), as more particularly described on Exhibit B, attached hereto and incorporated herein by reference. The owner of the said Real Estate is the Debtor.

5. ALTERNATIVE DESIGNATION [if applicable]:	LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING
6. This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum [if applicable]	7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [optional]			All Debtors	Debtor 1	Debtor 2
8. OPTIONAL FILER REFERENCE DATA 926736 - To be filed with the Rhode Island Secretary of State						

EXHIBIT A TO UCC-1 FINANCING STATEMENT

Debtor:

Unicom Realty, LLC
1026 Park East Drive
Woonsocket, Rhode Island 02895
Attn: Michael Davis

Secured Party:

Bank Rhode Island
One Turks Head Place
Providence, Rhode Island 02903
Attn: William C. Tsonos
Senior Vice President

The following terms shall have the following meanings:

COLLATERAL: All manner of machinery, equipment, carpets, appliances, cabinets, sinks, Improvements and Fixtures and Personal Property now or at any time hereafter attached to, placed upon, or used in any way in connection with the use, enjoyment, operation, maintenance and occupancy of the real estate located at 1026 Park East Drive, Woonsocket, Rhode Island, as more particularly described on Exhibit B attached hereto and incorporated herein by reference (collectively, the "Land").

IMPROVEMENTS: All buildings and improvements now or hereafter constructed upon the Land.

FIXTURES AND PERSONAL PROPERTY: All personal property, equipment and fixtures of every kind and nature whatsoever, now or hereafter located or constructed in, upon or about the Land and Improvements, or any part thereof, and used or usable in connection with any present or future occupancy or operation of the Land and Improvements, and all renewals and replacements thereof and additions and accessions thereto (hereinafter collectively referred to as the "Fixtures and Personal Property"). The Fixtures and Personal Property shall be deemed to include, but without limiting the generality of the foregoing, all heating, lighting, laundry, incineration and power equipment, engines, pipes, pumps, tanks, motors, dynamos, boilers, fuel, conduits, switchboards, plumbing, lifting, refrigerating, ventilating, and communications apparatus, sprinkler system and other fire prevention and fire extinguishing apparatus, air cooling and air conditioning apparatus, elevators, escalators, shades, blinds, awnings, screens, storm doors, and windows, stoves, refrigerators, refrigerating plant, attached cabinets, partitions, ducts and compressors, gas and electric fixtures, ranges, stoves, disposals, rugs, and all right, title and interest of Debtor in and to any Fixtures and Personal Property which may be subject to any security agreement, conditional bill of sale, or chattel mortgage superior to the rights of Secured Party under the Mortgage, Security Agreement and Collateral Assignment of Rents and Leases (the "Mortgage"), and Debtor agrees to execute and deliver, from time to time, such further documents and instruments as may be requested by the Secured Party to confirm, preserve, and enforce the lien of the Mortgage on any Fixtures and Personal Property; and all the proceeds and products of all Fixtures and Personal Property, including, but not limited to, any deposits or payments now or hereafter made thereon. All the right, title and interest of Debtor, now or hereafter, in or to the land lying in the bed of any street, road or avenue, opened or proposed, and any and all sidewalks, plazas, alleys, strips and gores, in front of, adjoining or adjacent to the Land; and all and singular the privileges, tenements, hereditaments, licenses, easements, rights, royalties, mineral, oil and gas rights, rents, issues and profits, water, water rights, water stock,

and appurtenances, reversion or reversions and remainder or remainders belonging or in any way appertaining to the Land.

PREMIUMS: All unearned premiums, accrued, accruing or to accrue under insurance policies now or hereafter obtained by Debtor and all proceeds of the conversion, voluntary or involuntary, of the Land, the Improvements, the Fixtures and Personal Property and/or any other property or rights encumbered or conveyed hereby, or any part thereof, into cash or liquidated claims.

AWARDS: All awards or payments, including interest thereon, and the right to receive the same, which may be made with respect to eminent domain, the alteration of the grade of any street, or any other injury to or decrease in the value of the Land, to the extent of all amounts which may be secured by the Mortgage, at the date of receipt of any such award or payment by Secured Party or Debtor incurred by Secured Party in connection with the collection of such award or payment, and Debtor agrees to execute and deliver, from time to time, such further instruments as may be requested by Secured Party to confirm such assignment to Secured Party of any such award or payment.

LEASES: All existing and future tenancies, subtenancies, leases and subleases of, and agreements now or hereafter affecting or having reference to, the whole or any part of the Land and to which Debtor is a party, and any renewals or extensions thereof or leases or subleases in substitution therefor (all such tenancies, subtenancies, leases, subleases, agreements, renewals and extensions are herein individually called a "Lease" and collectively called "Leases"), and all of the Rentals and other Payments, hereinafter defined, which are now due and which hereafter may become due or payable to Debtor or to any subsequent owner of the Land from all of the occupants, tenants, lessees, subtenants and sublessees (individually a "Tenant" and collectively "Tenants") now and from time to time hereafter occupying the Land or any portion thereof under or on account of the Leases, to be held as security for the payment and performance of all of the obligations.

RENTALS AND OTHER PAYMENTS: All revenues, rents, issues and profits from the Land and all Leases and all other sums now or hereafter paid or payable to Debtor by Tenants now or hereafter occupying the Land or any portion thereof under or by reason of all existing and future Leases of the whole or any part of the Land, including, without limiting the generality of the foregoing language, any and all sums paid or payable to Debtor by reason of the exercise by any Tenant of any option, preemptive right or right of first refusal to purchase or lease the whole or any portion of the Land, proceeds of rental insurance and business interruption insurance, so-called, proceeds of any insurance or guaranty of any Lease of the whole or any portion of the Land or of the obligations of any Tenant under such Lease, awards of damage or other sums paid or payable to Debtor by reason of the taking of all or any portion of the Land by condemnation or other similar proceedings, all sums paid or payable to Debtor in addition to rental for such items as taxes, utilities and water charges, all sums paid or payable for use and occupancy of the Land or any portion thereof, and all sums paid pursuant to settlement with or judgment against any Tenants relating to any alleged breach of any Lease.

EXHIBIT B TO UCC-1 FINANCING STATEMENT

Legal Descriptions

EXHIBIT A - LEGAL DESCRIPTION

Parcel 1

A certain lot or parcel of land thereon on the northerly side of Park East Drive (extension), in the City of Woonsocket, County of Providence and State of Rhode Island and shown as Lot 3, on plan entitled "Administrative Subdivision for Redevelopment Agency of Woonsocket, re-plat of lots 2 & 3, Highland Corporate Park Expansion, Woonsocket, RI, February 23, 2000", Scale: 1 inch = 80 feet, Bibeaault & Florentz Associates, Inc., Woonsocket, RI, which plan was recorded in the Land Evidence Records in the City of Woonsocket on March 3, 2000 at 11:49 a.m. in Book 21 at page 96.

Said lot being more particularly bounded and described as follows, viz:

Beginning at a point on the northerly side of aforesaid Park East Drive (extension), said point being the most southeasterly corner of lot 4, also being the most northeasterly corner of the parcel herein described;

Thence: S 07°-45'-18" W, with aforesaid northerly side of Park East Drive (extension), one hundred forty-four and twenty-three one hundredths (144.23') feet to a point of curve, at a Rhode Island Highway Bound;

Thence: southwesterly with the northerly side of Park East Drive (extension), on a curved line to the right having a radius of two hundred seventy-two (272.00') feet for a distance of one hundred fifty-two and nine one hundredths (152.09') feet to a point of tangent, at a Rhode Island Highway Bound;

Thence: S 39°-47'-36" W, continuing with northerly side of Park East Drive (extension), six hundred sixty-six and sixty-three one hundredths (666.63') feet to lot 2;

Thence: N 50°-12'-24" W, one hundred eighty-three and six tenths (183.60') feet to an angle;-

Thence: N 21°-26'-34" W, continuing with lot 2, four hundred ninety-two and seventy-nine one hundredths (492.79') feet to land of Iron Rock Brook Conservation Area;

Thence: N 68°-33'-26" E, three hundred (300.00') feet to an angle;

Thence: S 65°-59'-31" E, three hundred fifty-five and sixty-seven one hundredths (355.67') feet to an angle;

Thence: N 35°-41'-02" E, three hundred sixteen and five one hundredths (316.05') feet to lot 4, the last three (3) lines bounding on said land of Iron Rock Brook Conservation Area;

Thence: S 82°-14'-42" E, thirty-nine and seventy-three one hundredths (39.73') feet to the point or place of beginning.

Containing: 6.93 Acres, more or less.

Parcel II

Beginning at a point which is the northeasterly corner of Lot 2 on plan entitled "Administrative Subdivision for Redevelopment Agency of Woonsocket, re-plat of Lots 2 & 3, Highland Corporate Park Expansion, Woonsocket, RI, February 23, 2000," Scale: 1 inch = 80 feet, Bibcault & Florentz Associates, Inc., Woonsocket, RI, which plan is recorded Plan Book 21 Page 96 of Woonsocket Land Evidence Records, which point is also the northwesterly corner of the herein described parcel;

Thence, S. $21^{\circ} 26' 34''$ E., four hundred ninety two and seventy nine hundredths (492.79) feet to a point in the southeasterly line of said Lot 2 on said plan, which point is also the southeasterly corner of the herein described parcel;

Thence, N. $50^{\circ} 12' 24''$ W., sixty-two and thirty four hundredths (62.34) feet to a point;

Thence, N. $21^{\circ} 26' 34''$ W., four hundred thirty eight and thirteen hundredths (438.13) feet to a point at land of the City of Woonsocket known as the Iron Rock Brook Conservation Area;

Thence, N. $68^{\circ} 33' 26''$ E., bounding on said City of Woonsocket Land thirty (30) feet to the point and place of beginning.

Said parcel is shown as "30' STRIP OF LAND TO BE CONVEYED TO LOT 13 FROM LOT 12-13,964 SQ. FT." on that certain plan entitled "Administrative Subdivision for Redevelopment Agency of Woonsocket, 169 Main Street, Woonsocket, RI 02895 at Highland Corporate Park Extension AP 59 Lots 10, 12 and 13 Woonsocket, RI November, 2000 Scale: 1" = 80'."