

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

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|---|
| A. NAME & PHONE OF CONTACT AT FILER (optional) Patrick O'N Hayes Jr, Esq (401) 847-0872 |
| B. E-MAIL CONTACT AT FILER (optional) |
| C. SEND ACKNOWLEDGMENT TO: (Name and Address) Corcoran Peckham Hayes & Galvin PC 31 America's Cup Avenue Newport RI 02840 |

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

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|--|--------------------------|---------------------------|---------------------|-------------------------------|-----------------------|
| 1a. ORGANIZATION'S NAME NIA Realty LLC | | | | | |
| OR | 1b. INDIVIDUAL'S SURNAME | | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX |
| 1c. MAILING ADDRESS 460 East Main Road | | CITY Middletown | STATE RI | POSTAL CODE 02842 | COUNTRY USA |

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

| | | | | | |
|-------------------------|--------------------------|------|---------------------|-------------------------------|---------|
| 2a. ORGANIZATION'S NAME | | | | | |
| OR | 2b. INDIVIDUAL'S SURNAME | | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX |
| 2c. MAILING ADDRESS | | CITY | STATE | POSTAL CODE | COUNTRY |

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

| | | | | | |
|--|--------------------------|----------------------------|---------------------|-------------------------------|-----------------------|
| 3a. ORGANIZATION'S NAME Savings Institute Bank & Trust Company | | | | | |
| OR | 3b. INDIVIDUAL'S SURNAME | | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX |
| 3c. MAILING ADDRESS 803 Main Street | | CITY Willimantic | STATE CT | POSTAL CODE 06226 | COUNTRY USA |

4. COLLATERAL: This financing statement covers the following collateral:

All assets owned by Debtor and used or useable, as described in Exhibit A, in connection with the real property and improvements located at 470 East Main Road, Rhode Island 02842 located on land described in Exhibit B attached hereto.

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| 5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative | |
| 6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility | |
| 6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing | |
| 7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licenser | |
| 8. OPTIONAL FILER REFERENCE DATA: | |

EXHIBIT A

CONTINUATION STATEMENT FOR UCC-1 AND SECURITY AGREEMENT

Debtor: NIA Realty, LLC.
Secured Party: Savings Bank Institute and Trust Company

Description of Collateral

All fixtures and all tangible and intangible personal property of Debtor of every kind and description and wherever located used for the property at 460 East Main Road Middletown, Rhode Island ("Property"), in each case whether now owned or hereafter acquired by Debtor, or in which Debtor may now have or hereafter acquire an interest, including, without limitation:

(1) all equipment (as such term is defined in the Uniform Commercial Code [the "UCC"]), machinery and fixtures, including, without limitations, all processing and computer equipment, stoves, grills, furniture, motor vehicles, heating and cooling and other equipment of every kind and description, in each case whether now owned or hereafter acquired by Debtor, or in which Debtor may now have or hereafter acquire an interest;

(2) all inventory (as such term is defined in the UCC), including, without limitation, all merchandise, raw materials, work in process, in each case whether now owned or hereafter acquired by Debtor, or in which Debtor may now have or hereafter acquire an interest;

(3) all accounts (as such term is defined in the UCC), accounts receivable, other receivables, evidences of indebtedness, notes, drafts, acceptances, contract rights, leases, chattel paper (as such term is defined in the UCC), and general intangibles (as such term is defined in the UCC), including, without limitation, all collateral and security therefor (including, without limitation, all guarantees, letters of credit, liens and security interests in favor of Debtor), customer lists, advertising materials, operating manuals, copyrights, blueprints, designs, engineering drawings and contracts proprietary information, product lines, distribution agreements, dealer contracts, supplier contracts, tax refund claims, licenses, research and development, and all rights to the payment of money, in each case whether now owned or hereafter acquired by Debtor, or in which Debtor may now have or hereafter acquire an interest;

(4) all instruments (as such term is defined in the UCC), documents of title, policies and certificates of insurance, securities, securities entitlements, bank deposits, deposit accounts, checking accounts, certificates of deposit and cash, in each case whether now owned or hereafter acquired by Debtor, or in which Debtor may now have or hereafter acquire an interest;

(5) all accessions, additions and improvements to, and all proceeds and products of, all of the foregoing, including proceeds of insurance, whether now owned or hereafter acquired by Debtor, or in which Debtor may now have or hereafter acquire an interest;

(6) all books, records, documents, telephone numbers, computer tapes and discs relating to all of the foregoing, whether now owned or hereafter acquired by Debtor, or in which Debtor may now have or hereafter acquire an interest.

(7) All proceeds (including, without limitation, insurance and condemnation proceeds), including interest thereon, paid for any damage done to the Property (as hereinafter defined), or any part thereof, or for any portion thereof appropriated for any character of public or quasi-public use in accordance with the provisions, terms and conditions hereinafter set forth;

(8) All right, title and interest of the Mortgagor in and to all monetary deposits that the Mortgagor has been or will be required to give to any public or private utility with respect to utility services furnished or to be furnished to the Property;

(9) The right, in event of foreclosure of the Property hereunder, to take and use any name by which the Property is then known or any variation of the words thereof, and the goodwill of the Mortgagor with respect thereto;

Exhibit B

Description of 470 East Main Road Middletown, Rhode Island

EXHIBIT B

Legal Description for 470 East Main Road, Middletown RI

All that certain lot or parcel of land, together with the building and improvements thereon, located in the Town of Middletown, County of Newport and State of Rhode Island bounded and described as follows:

SOUTHERLY: on East Main Road, seventy-one (71) feet;

EASTERLY: by land now or formerly of Theodore V. Flaherty Jr. one hundred forty-five (145) feet;

NORTHERLY: by land now or formerly of The Rita A. Breen Irrevocable Trust, seventy-one (71) feet; and

WESTERLY: partly by land now or formerly of David A. McCauley and partly by land now or formerly of NIA Realty LLC, one hundred forty-five (145) feet.

BE ALL said measurements more or less or however otherwise the same may be bounded and described.

BEING designated as Lot 155 on Middletown Tax Assessor's Plat 113, as presently constituted.

SUBJECT to encumbrances and restrictions of record.