

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Jason R. Marinelli, Esquire (401) 732-8626
B. E-MAIL CONTACT AT FILER (optional) jrm@pmlawpc.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Jason R. Marinelli, Esquire Parnagian & Marinelli, PC 2181A Post Road Warwick, Rhode Island 02886

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)

1a. ORGANIZATION'S NAME Custom House Historic Properties, LLC				
OR				
1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c. MAILING ADDRESS 1 Custom House Street, Suite 4		CITY Providence	STATE RI	POSTAL CODE 02903
		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 Webster Bank, NA				
OR				
3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c. MAILING ADDRESS 145 Bank Street		CITY Waterbury	STATE CT	POSTAL CODE 06702
		COUNTRY USA		

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

See Rider attached hereto and incorporated by reference.

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

To be filed with the Rhode Island Secretary of State.

SECURED PARTY: Webster Bank, NA (LENDER)

DEBTOR: Custom House Historic Properties, LLC

RIDER TO FINANCING STATEMENT
(State of Rhode Island)

The Financing Statement covers the following types or items of property, whether now owned or hereafter acquired:

- (a) All furniture, fixtures, vehicles, machinery, equipment, tools, accessories, supplies, accounts receivable, and other materials, goods and items of every type, nature or description, and any and all additions, accessions, substitutions thereto or therefor, which may, at any time be installed within or placed in, at, upon or within, or used or useful in the operation, maintenance, repair and occupation of the land and/or buildings and improvements at the premises located at 1 Custom House Street, (a/k/a 36 Weybosset Street), Providence, Rhode Island 02903 Assessor's Plat 20, Lot 89 more particularly described in Exhibit "A" hereto (the "Premises") or any portion or unit thereof;
- (b) All leases, tenancies and occupancies, whether written or not, regarding all or any portion of the foregoing, all guaranties and security relating thereto, together with all income and profit arising therefrom or from the Premises or any of the foregoing, and all payments due or to become due thereunder including, without limitation, all rent, additional rent, damages, insurance payments, taxes, insurance proceeds, condemnation awards, or any payments with respect to options contained therein (including any purchase option);
- (c) Any other property of Custom House Historic Properties, LLC (collectively, the "Debtor") in which the Secured Party may in the future be granted an interest;
- (d) Any and all licenses and permits presently or hereafter owned by the Debtor with respect to the Premises;
- (e) All funds held by the Debtor as tax or insurance escrow payments with respect to the Premises;
- (f) All proceeds received from the sale, exchange, collection or other disposition of any property located in the Premises or any of the foregoing, including, without limitation, equipment, inventory, goods, documents, securities, accounts, chattel paper and general intangibles; all insurance proceeds relating to all or any portion of the foregoing; and all

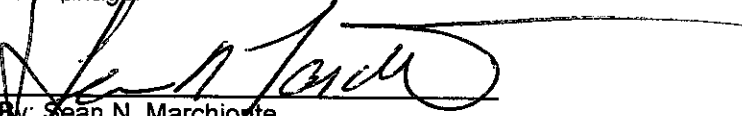
awards, damages, proceeds or refunds from any state, local, federal or other takings of, and all municipal tax abatements relating to, all or any portion of the foregoing; and

- (g) All rights, remedies and privileges pertaining to any of the foregoing.

Entered into as a sealed instrument as of the 9th day of July, 2015.

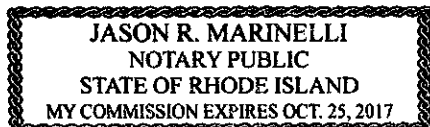
Custom House Historic Properties, LLC, a
Rhode Island Limited Liability Company


By: Michael A. Voccola
Its: Manager


By: Sean N. Marchionte
Its: Authorize Signatory

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

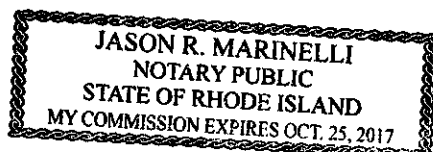
On this 9th day of July, 2015 before me personally appeared Michael A. Voccola, in his capacity as Manager of Custom House Historic Properties, LLC, to me known and known by me to be the party executing the foregoing instrument on behalf of said company, and acknowledged said instrument and the execution thereof, to be his free act and deed in said capacity and the free act and deed of said company.




NOTARY PUBLIC
My Commission expires:

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

On this 9th day of July, 2015 before me personally appeared Sean N. Marchionte, in his capacity as Authorized Signatory of Custom House Historic Properties, LLC, to me known and known by me to be the party executing the foregoing instrument on behalf of said company, and acknowledged said instrument and the execution thereof, to be his free act and deed in said capacity and the free act and deed of said company.




NOTARY PUBLIC
My Commission expires: