

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A NAME & PHONE OF CONTACT AT FILER (optional) Helena Zurowski 401-723-1122
B E-MAIL CONTACT AT FILER (optional) HZurowski@Blaislaw.com
C SEND ACKNOWLEDGMENT TO (Name and Address) Blais Cunningham & Crowe Chester, LLP 150 Main Street Pawtucket, RI 02860

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 1C of the Financing Statement Addendum (Form UCC1Ad).

1a ORGANIZATION'S NAME Rag & Bone Bindery Ltd.				
OR	1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c MAILING ADDRESS 1088 Main Street		CITY Pawtucket	STATE RI	POSTAL CODE 02860
			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 1C 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 Navigant Credit Union				
OR	3b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c MAILING ADDRESS 1005 Douglas Pike		CITY Smithfield	STATE RI	POSTAL CODE 02917
			COUNTRY USA	

4 COLLATERAL This financing statement covers the following collateral:

Schedules A and B are attached.

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 ☐ Agricultural Lien ☐ Non-UCC Filing

7 ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee-Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailor/Borrower ☐ Licensee/Licenser

8 OPTIONAL FILER REFERENCE DATA

SCHEDULE A

That certain lot or parcel of land, with all the buildings and improvements thereon, situated on the easterly side of Main Street, in the City of Pawtucket, County of Providence, State of Rhode Island, bounded and described as follows:

Beginning at a point at the southwesterly corner of the parcel herein described, said point being a drill hole at the intersection of the easterly line of Main Street with the northerly line of Carver Street;

Thence running northerly, bounded westerly by Main Street, 104.57 feet to a drill hole in concrete;

Thence turning an interior angle of $141^{\circ} 10' 00''$ and running northeasterly, bounded northwesterly by West Avenue, 21.54 feet to a drill hole;

Thence turning an interior angle of $90^{\circ} 00' 00''$ and running southeasterly, bounded northerly by land now or formerly of the Providence Braid Company, 100 feet to a point;

Thence turning an interior angle of $90^{\circ} 00' 00''$ and running southwesterly, bounded southerly by land now or formerly of the Providence Braid Company, 103.0 feet to a drill hole set in the northeasterly line of Carver Street;

Thence turning an interior angle of $90^{\circ} 00' 00''$ and running northwesterly, bounded southerly by said Carver Street, 34.47 feet to the point of beginning, the last course forming an interior angle of $128^{\circ} 50' 00''$ with the first course herein described.

Property Address:

1088 Main Street, Pawtucket, RI

SCHEDULE B

Borrower: Rag & Bone Bindery, Ltd.
Property: 1088 Main Street, Pawtucket, RI
Date of Closing: October 16, 2017
Lender: Navigant Credit Union

Any and all fixtures, machinery, equipment and other personal property of every kind, now or hereinafter located in or upon or affixed to the Premises or Improvements located at 1088 Main Street, Pawtucket, RI as more particularly described on Schedule A attached hereto, or any part thereof, or now or hereafter used or to be used in connection with any present or future operation of the Premises or Improvements, or any part thereof, and now owned or hereafter acquired by Mortgagor, or in which Mortgagor now or hereafter has an interest, including, without limitation, any and all (i) all fixtures, appliances, furniture, equipment, furnishings, or other personal property now owned or hereinafter acquired by Mortgagor, and Mortgagor's interest in any fixtures, appliances, furniture, equipment under lease or otherwise, and used in connection with or located on the Premises; (ii) all permits, licenses and approvals granted, given or issued in connection with the occupancy, use and operation of the Premises; (iii) all books and records relating to the operation and maintenance of the Premises; (iv) all plans, specifications and contracts relating to construction on the Premises and (v) all materials, supplies and improvements thereon whether or not the same are located on the Premises and Mortgagor does hereby grant and convey to Mortgagee a security interest therein.