

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A NAME & PHONE OF CONTACT AT FILER (optional) Michelle MacKnight (401) 521-7000
B E-MAIL CONTACT AT FILER (optional) eavila@rcfp.com
C SEND ACKNOWLEDGMENT TO (Name and Address) <div style="border: 1px solid black; padding: 5px;"> Edward G. Avila, Esq. Roberts Carroll Feldstein & Peirce 10 Weybosset Street, Suite 800 Providence, RI 02903 </div>

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 VCI REALTY, LLC				
OR				
1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c MAILING ADDRESS 500 Narragansett Park Drive		CITY Pawtucket	STATE RI	POSTAL CODE 02861
			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 Bristol County Savings Bank				
OR				
3b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c MAILING ADDRESS 35 Broadway		CITY Taunton	STATE MA	POSTAL CODE 02780
			COUNTRY USA	

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

See Exhibit "A" attached hereto and incorporated herein by reference.

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"/> Consignor/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailor/Bailor <input type="checkbox"/> Licensee/Licenser	
8. OPTIONAL FILER REFERENCE DATA Our File No. 3494-61	

Filed with the Rhode Island Secretary of State

EXHIBIT A

Debtor: VCI Realty, LLC
500 Narragansett Park Drive
Pawtucket, Rhode Island 02861

Secured Party: Bristol County Savings Bank
35 Broadway
Taunton, MA 02780
Attention: Robert A. Skurka, Vice President

As collateral security for the payment and performance of all of the Obligations, the Debtor hereby grants, assigns, conveys, pledges and transfers to the Secured Party, a continuing security interest in the following assets and properties of the Debtor, any and all substitutions therefor and replacements thereof, and any and all additions and accessions thereto whether now owned or hereafter acquired or in which the Debtor may now have or hereafter acquire an interest (all of which are hereinafter collectively referred to as the "Collateral"):

PERSONAL PROPERTY AND FIXTURES: All goods, equipment, machinery, tools and other personal property and fixtures of every kind and description now or hereafter owned by the Debtor or in which the Debtor has an interest (but only to the extent of such interest) and situated or to be situated upon or used in connection with the Premises or in any of the improvements, together with any renewals, replacements or additions thereto or substitutions therefor, all proceeds and products thereof, and now or hereafter located at, or used in connection with the operation of the Premises or the improvements, including without limitation the following:

A. EQUIPMENT, ETC.: All of the Debtor's interest in and to all equipment, fixtures, inventory, goods, materials, supplies, furnishings, accounts, accounts receivable, contract rights, plans, specifications, permits, other rights, bank deposits, warranties, cash, and general intangibles whether now or hereafter existing for use on or in connection with the Premises.

B. PROCEEDS FOR DAMAGE TO THE MORTGAGED PROPERTY: All proceeds (including, without limitation, insurance and condemnation proceeds), including interest thereon, paid for any damage done to the Premises (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.

C. UTILITY DEPOSITS: All right, title and interest of the Debtor in and to all monetary deposits that the Debtor 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 Premises.

D. RECORDS: All of the records and books of account now or hereafter maintained by the Debtor in connection with the operation of the Premises.

E. NAME AND GOODWILL: The right, in event of foreclosure of the Premises hereunder, to take and use any name by which the Premises is then known or any variation of the words thereof, and the goodwill of the Debtor with respect thereto.

DEFINITIONS

"Code" shall mean the Uniform Commercial Code as the same may be in effect from time to time in the State of Rhode Island.

"Equipment" shall include "equipment" within the meaning of Section 9-102(a)(33) of the Code and, to the extent not otherwise included therein, all machinery, equipment, furniture, parts, tools and dies, of every kind and description, of the Debtor (including automotive equipment), now owned or hereafter acquired by the Debtor, and used or acquired for use in the business of the Debtor, together with all accessions thereto and all substitutions and replacements thereof and parts therefor; all cash or non-cash Proceeds; and including, without limitation, any Equipment.

"Fixtures" shall mean "fixtures" within the meaning of Section 9-102(a)(41) of the Code and, to the extent not otherwise included therein, all goods which are so related to particular real estate that an interest in them arises under real estate law and all accessions thereto, replacements

thereof and substitutions therefor, including, but not limited to, plumbing, heating and lighting apparatus, mantels, floor coverings, furniture, furnishings, draperies, screens, storm windows and doors, awnings, shrubbery, plants, boilers, tanks, machinery, stoves, gas and electric ranges, wall cabinets, appliances, furnaces, dynamos, motors, elevators and elevator machinery, radiators, blinds and all laundry, refrigerating, gas, electric, ventilating, air-refrigerating, air-conditioning, incinerating and sprinkling and other fire prevention or extinguishing equipment of whatsoever kind and nature and any replacements, accessions and additions thereto, Proceeds thereof and substitutions therefor.

"Obligations" means among other things, all indebtedness, obligations and liabilities of the Debtor to the Secured Party of every kind and description, direct or indirect, secured or unsecured, joint or several, absolute or contingent, due or to become due, whether for payment or performance, now existing or hereafter arising, regardless of how the same arise or by what instrument, agreement or book account they may be evidenced, or whether evidenced by any instrument, agreement or book account, including, without limitation, all loans (including any loan by renewal or extension), all indebtedness, all undertakings to take or refrain from taking any action, all indebtedness, liabilities or obligations owing from the Debtor to others which the Secured Party may have obtained by purchase, negotiation, discount, assignment or otherwise, and all interest, taxes, fees, charges, expenses and attorneys' fees chargeable to the Debtor or incurred by the Secured Party under the security agreement giving rise to this financing statement, or any other document or instrument delivered in connection therewith.

"Premises" shall mean the real estate of the Debtor located at 500 Narraganset Park Drive, Pawtucket, Rhode Island, which real estate is more particularly described on Exhibit B attached hereto and incorporated herein by reference.

"Proceeds" shall mean "proceeds" as defined in the Code and, to the extent not otherwise included therein, (a) any and all proceeds of any insurance, indemnity, warranty, guaranty, or other agreement, instrument or undertaking similar to any of the foregoing, payable to the Debtor from time to time with respect to any of the Collateral, (b) any and all payments (in

any form whatsoever) made or due and payable to the Debtor from time to time in connection with any requisition, confiscation, condemnation, seizure or forfeiture of all or any part of the Collateral, (c) any and all other amounts from time to time paid or payable under or in connection with any of the Collateral, and (d) any products or rents of any of the Collateral.

EXHIBIT B

The land referred to in this Commitment is described as follows:

That certain lot or parcel of land with all buildings and improvements thereon, located on the southerly and westerly line Narragansett Park Dr. in the City of Pawtucket, County of Providence, State of Rhode Island and bounded and described as follows:

Beginning at a point on the westerly line Narragansett Park Dr. (250.00) feet northerly from northeast corner of land now or formerly of Canhas 1, LLC and the southeast corner of the herein described parcel;

Thence: Running northerly along the westerly line Narragansett Park Dr. (439.00) feet to the beginning of a curve:

Thence: Running northwesterly along the westerly and southerly line Narragansett Park Dr. and along the arc of a curve to the left (64.40) feet, said curve having a delta angle of $90^{\circ}00'00''$ and a radius of (41.00) feet;

Thence: Running westerly along the southerly line Narragansett Park Dr. (874.88) feet to the beginning of a curve:

Thence: Running westerly along the southerly line Narragansett Park Dr. and along the arc of a curve to the left (212.93) feet, said curve having a delta angle of $21^{\circ}13'02''$ and a radius of (575.00) feet;

Thence: Running westerly along the southerly line Narragansett Park Dr. (193.11) feet to the land now or formerly of Marshall Narragansett Park, LLC.

Thence: Turning an angle to the right of $111^{\circ}13'02''$ and running southerly along said Marshall Narragansett Park, LLC land (371.14) feet;

Thence: Turning an angle to the right of $90^{\circ}00'00''$ and running easterly (1304.00) feet to the point and place of beginning and forming an angle of $90^{\circ}00'00''$ with the first mentioned course and containing (13.99) acres of land more or less.

Meaning and intending to describe "RECORD LOT 1" on that plan entitled:

"MINOR SUBDIVISION PAWTUCKET, RI PREPARED FOR VCI REALTY LLC CLASS 1 SURVEY OF AP 41 LOT 237 & AP 42 LOT 33 NARRAGANSETT PARK DRIVE BY MARSH & LONG SURVEYING, INC. 450 GEO. WASH. HWY SMITHFIELD, RI PHONE: (401) 231-0900 ZONE MO JANUARY 8 2013" Updated August 29, 2013

That certain lot or parcel of land with all buildings and improvements thereon, located on the westerly line Narragansett Park Dr. in the City of Pawtucket, County of Providence, State of Rhode Island and bounded and described as follows:

Beginning at a point on the westerly line Narragansett Park Dr. at the northeast corner of land now or formerly of Canhas 1, LLC and the southeast corner of the herein described parcel;

Thence: Running northerly along the westerly line Narragansett Park Dr. (250.00) feet

Thence: Turning an angle to the right of $90^{\circ}00'00''$ and running westerly (1304.00) feet to the land now or formerly of Marshall Narragansett Park, LLC.

Thence: Turning an angle to the right of $90^{\circ}00'00''$ and running southerly along said Marshall Narragansett Park, LLC land (250.00) feet to the land now or formerly of Canhas I, LLC;

Thence: Turning an angle to the right of $90^{\circ}00'00''$ and running easterly along said Canhas I, LLC land (1304.00) feet to the point and place of beginning and forming an angle of $90^{\circ}00'00''$ with the first mentioned course and containing (7.48) acres of land more or less.

Meaning and intending to describe "RECORD LOT 2" on that plan entitled:

"MINOR SUBDIVISION PAWTUCKET, RI PREPARED FOR VCI REALTY LLC CLASS 1 SURVEY OF AP 41 LOT 237 & AP 42 LOT 33 NARRAGANSETT PARK DRIVE BY MARSH & LONG SURVEYING, INC. 450 GEO. WASH. HWY SMITHFIELD, RI PHONE: (401) 231-0900 ZONE MO JANUARY 8 2013" Updated August 29, 2013

FOR REFERENCE ONLY:
500 Narragansett Park Drive
Pawtucket, RI
(New) AP 41, Lot 237
AP 42, Lot 33