

UCC-1 Form

FILER INFORMATION

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City, State Zip Country: **PROVIDENCE, RI 02903 USA**

DEBTOR INFORMATION

Org. Name: **GAMMA REALTY LLC**

Mailing Address: **21 CAMPBELL STREET**

City, State Zip Country: **PAWTUCKET, RI 02861 USA**

Org. Name: **CUSTOM & MILLER BOX COMPANY**

Mailing Address: **21 CAMPBELL STREET**

City, State Zip Country: **PAWTUCKET, RI 02861 USA**

Org. Name: **RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION**

Mailing Address: **315 IRON HORSE WAY, SUITE 101**

City, State Zip Country: **PROVIDENCE, RI 02908 USA**

SECURED PARTY INFORMATION

Org. Name: **BEACON SECURITIES CORPORATION**

Mailing Address: **29 BROADWAY**

City, State Zip Country: **TAUNTON, MA 02780 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: 8913-25

COLLATERAL

ALL COLLATERAL AS DESCRIBED IN THE SECURITY AGREEMENT BY AND AMONG RHODE ISLAND INDUSTRIAL FACILITIES CORPORATION, GAMMA REALTY LLC AND CUSTOM & MILLER BOX COMPANY, AS DEBTORS, AND BEACON SECURITIES CORPORATION, AS SECURED PARTY, AS FURTHER DESCRIBED ON EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

Exhibit A

DEBTOR:

SECURED PARTY:

Rhode Island Industrial Facilities Corporation 315 Iron Horse Way, Suite 101 Providence, Rhode Island 02908 and Gamma Realty LLC 21 Campbell Street Pawtucket, Rhode Island 02861 and Custom & Miller Box Company 21 Campbell Street Pawtucket, Rhode Island 02861	Beacon Securities Corporation 29 Broadway Taunton, Massachusetts 02780
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The Collateral consists of all fixtures and tangible and intangible personal property of every kind, whether now owned or hereafter acquired, including but not limited to Accounts Receivable, Inventory, Equipment and Intangible Property and Licenses defined as follows:

“Accounts Receivable” includes all accounts, contract rights, notes, drafts, acceptances and all forms of obligations and receivables now or hereafter owed or belonging to Borrower for Inventory sold or for services rendered or pursuant to a license or similar agreement, all guaranties and security therefor, all right, title and interest of Borrower in the Inventory which gave rise thereto, including the right of stoppage in transit, and all rights of the Borrower, earned or yet to be earned under contracts to sell Inventory and/or other goods or to render services or pursuant to a license or similar agreement and also includes Accounts and Supporting Obligations as defined in the UCC.

“Inventory” includes all inventory, including, all goods, merchandise, raw materials, work in process, finished goods, supplies, materials used or consumed in connection with the production thereof, and other tangible property now owned or hereafter acquired by Borrower and held for sale or lease or furnished or to be furnished under contracts of service or used or consumed in the business of Borrower as well as contracts and contract rights with respect thereto, documents representing the same, and the proceeds thereof and also includes Inventory as defined in the UCC.

“Equipment” includes all machinery, equipment, furniture and fixtures now owned or hereafter acquired by Borrower and all spare and replacement parts and tools therefor, (including, without limiting the generality of the foregoing, all equipment listed on any schedule attached hereto) and any other goods other than inventory and consumer goods and also includes Equipment as defined in the UCC.

“Intangible Property” includes all Instruments (as defined by the UCC), notes, documents of title, warehouse receipts, bills of lading, policies and certificates of insurance, securities,

Investment Property (as defined by the UCC), letters of credit in favor of Borrower, Chattel Paper (as defined by the UCC), deposits, deposit accounts, cash, patents, trademarks, copyrights, trade secrets, income tax refunds, proceeds of insurance, contract rights, choses in action, books and records (wherever located and in whatever form they are evidenced or stored), General Intangibles (as defined in the UCC) and all other property now or hereafter owned by Borrower or in which it may have an interest to the full extent assignable and transferable by law.

“Licenses” includes all municipal, state and federal licenses and permits on which Borrower is named or in which Borrower has an interest, but only to the extent assignable and to the extent a security interest may be granted therein without violating the terms thereof or causing a default or grounds for termination thereunder.

“UCC” means the Uniform Commercial Code of the State of Rhode Island.

As to Debtor, the Rhode Island Industrial Facilities Corporation (“RIIFC”), the Collateral only includes that property held by RIIFC in connection with the Lease Agreement dated February 28, 2019 among Debtor and RIIFC.

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