



## EXHIBIT "A"

### Parcel 1:

That certain tract or parcel of land with all the buildings and improvements thereon situated in the Town of Coventry, County of Kent and State of Rhode Island on the southerly side of Main Street (also designated Route 117) and bounded and described as follows:

Beginning at a drill hole in the concrete walk in the southerly line of said Main Street, which said drill hole is the northeasterly corner of land now or lately of Leslie J. Marcotte et ux; thence running easterly along the southerly line of said Main Street, twenty-four and 21/100 (24.21) feet to a nail in the sidewalk at the northwest corner of a right of way ten (10) feet in width on land now or lately of Frank G. Briggs; thence turning an interior angle of  $95^{\circ} 29' 00''$  and running southerly, bounded easterly by said right of way ten (10) feet in width, one hundred fifteen (115) feet, more or less, to a stake in the bank of the Pawtuxet River; thence turning and running westerly along the Pawtuxet River twenty-five (25) feet, more or less, to a point six (6) feet, more or less, southerly of a stone bound; thence turning and running northerly, bounded westerly in part by said Parcel #2 and in part by said Marcotte land, one hundred eighteen and 57/100 (118.57) feet to the place of beginning, the first and last courses forming an interior angle of  $85^{\circ} 16' 35''$ . Together with the right to pass and repass on foot and with vehicles on and over the said right of way ten (10) feet in width which lies easterly and immediately adjacent to the land herein described and runs from the southerly line of said Main Street to the Pawtuxet River.

Together with a right of way or easement over the easterly 10 feet in width by the entire depth of those parcels conveyed by Franklin C. Reed and Carmela Reed to Leslie J. Marcotte and Dorothy E. Marcotte by deed dated May 26, 1967, and recorded with the Coventry Records of Land Evidence, which right of way is for the benefit of the premises herein conveyed.

PROPERTY ADDRESS  
(FOR REFERENCE ONLY)  
1128 Main Street  
Coventry, RI  
AP 45 Lot 49.1

### PARCEL 2:

Beginning at a point marked by an iron pipe in the southerly line of Main Street which point is the northeasterly corner of the parcel being conveyed and is the northwesterly corner of Parcel #1; thence running in a general westerly direction along the southerly line of Main Street sixty-one and 43/100 (61.43) feet to a point; thence turning an interior angle of  $81^{\circ} 52' 30''$  and running in a general southerly direction eighty-five (85) feet to a point marked by an iron pipe; thence turning an interior angle of  $116^{\circ} 54'$  and running in a general southeasterly direction seventy-nine and 56/100 (79.56) feet to a cement bound on the northerly line of the Pawtuxet River; thence turning and running in a general northerly direction one hundred twelve and

72/100 (112.72) feet to the iron pipe at the point or place of beginning, said last described course forming an interior angle of 103° 18' 30" with the first described course.

PROPERTY ADDRESS  
(FOR REFERENCE ONLY)  
1132 Main Street  
Coventry, RI  
AP 45 Lot 49.2

PARCEL 3:

Beginning at a point in the southerly line of Main Street marked by a nail in stone at the northwesterly corner of land now or lately of Leslie J. Marcotte, et ux, which point is the northeasterly corner of the parcel being conveyed; thence running in a general westerly direction along the southerly line of Main Street thirty-eight and 83/100 (38.83) feet to a drill hole in stone; thence turning and running in a general northwesterly direction along the southwesterly line of Main Street five and 77/100 (5.77) feet to a drill hole in stone at the northwesterly corner of this parcel which point is the northeasterly corner of land formerly of Rene G. Sylvester, and now or lately of Franklin C. Reed, et ux; thence turning and running in a general southwesterly direction bounded northwesterly by said Reed land eighty-four and 34/100 (84.34) feet, more or less, to a point in the northerly line of the former sluiceway of the Pawtuxet River; thence turning and running in a general southeasterly direction along the northerly line of the former sluiceway of the Pawtuxet River one hundred sixty-five (165) feet, more or less, to a point; thence turning and running in a general northeasterly direction on various courses along the northwesterly line of the Pawtuxet River one hundred twenty-five (125) feet, more or less, to a point at land formerly of Frank G. Briggs; thence turning and running in a general northerly direction bounded easterly by said Briggs land nine (9) feet, more or less, to a granite bound at the southeasterly corner of land of Leslie J. Marcotte, et ux; thence turning an interior angle of 102° 05' 15" and running in a general westerly direction bounded northerly by said Marcotte land seventy-nine and 56/100 (79.56) feet to a point marked by an iron pipe in the ground being the southwesterly corner of said Marcotte land; thence turning and running in a general northerly direction bounded easterly by said Marcotte land eighty-five (85) feet to the point or place of beginning.

PROPERTY ADDRESS  
(FOR REFERENCE ONLY)  
1140 Main Street  
Coventry, RI  
AP 45 Lot 49.3

## EXHIBIT B

**A. Equipment, Etc.:** All of the Debtor's interest in and to all machinery, equipment, fixtures, inventory, goods, materials, supplies, records, furnishings, accounts, accounts receivable, contract rights, plans, specifications, permits, licenses (including liquor license), other rights, bank deposits and other accounts, cash, policies and certificates of insurance, and general intangibles, whether now or hereafter existing, for use on or in connection with the Mortgaged Property.

**B. Proceeds for Damage to the Mortgaged Property:** All proceeds (including without limitation, insurance and condemnation proceeds) paid for any damage done to the Mortgaged Property or any part thereof.

**C. Utility Deposits:** All right, title and interest of the Debtor in and to all monetary deposits which 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 Mortgaged Property.

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

### **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 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 thereof; all cash or non-cash Proceeds.

**"Fixtures"** shall mean "fixtures" within the meaning 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 therefore, 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 therefore.

**"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.

**"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 Mortgaged Property, (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 Mortgaged Property, (c) any and all other amounts from time to time paid or payable under or in connection with any of the Mortgaged Property, and (d) any products or rents of any of the Mortgaged Property.