

UCC-1 Form

FILER INFORMATION

Full name: **MARY BOYCE McGRATH**

Email Contact at Filer: **MMCGRATH@DARROWEVERETT.COM**

SEND ACKNOWLEDGEMENT TO

Contact name: **DARROWEVERETT LLP**

Mailing Address: **ONE TURKS HEAD PLACE, SUITE 1200**

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

DEBTOR INFORMATION

Org. Name: **A & K LLC**

Mailing Address: **16 SANDPIPER DRIVE**

City, State Zip Country: **WEST WARWICK, RI 02893 USA**

SECURED PARTY INFORMATION

Org. Name: **MECHANICS COOPERATIVE BANK**

Mailing Address: **308 BAY STREET, P.O. BOX 552**

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

TRANSACTION TYPE: STANDARD

COLLATERAL

DEBTOR: A & K LLC MECHANICS COOPERATIVE BANK PROPERTY ADDRESS: 78 MARTIN STREET, REHOBOTH, MA COLLATERAL: (A) ALL OF THE RIGHT, TITLE, INTEREST, AND ESTATE OF DEBTOR, NOW OWNED, OR HEREAFTER ACQUIRED, IN AND TO THE FOLLOWING PROPERTY, RIGHTS, INTERESTS AND ESTATES (SUCH PROPERTY, RIGHTS, INTERESTS AND ESTATES BEING HEREIN, COLLECTIVELY, REFERRED TO AS THE "MORTGAGED PROPERTY"); (B) THE PREMISES DESCRIBED AS 78 MARTIN STREET, REHOBOTH, MA (C) ALL BUILDINGS, STRUCTURES, FIXTURES, ADDITIONS, ENLARGEMENTS, EXTENSIONS, MODIFICATIONS, REPAIRS, REPLACEMENTS AND IMPROVEMENTS NOW OR HEREAFTER LOCATED ON THE PREMISES (COLLECTIVELY, THE "IMPROVEMENTS"); (D) ALL EASEMENTS, RIGHTS-OF-WAY, STRIPS AND GORES OF LAND, STREETS, WAYS, ALLEYS, PASSAGES, SEWER RIGHTS, WATER, WATER COURSES, WATER RIGHTS AND POWERS, AIR RIGHTS AND DEVELOPMENT RIGHTS, LIBERTIES, TENEMENTS, HEREDITAMENTS AND APPURTENANCES OF ANY NATURE WHATSOEVER, IN ANY WAY BELONGING, RELATING OR PERTAINING TO THE PREMISES AND THE IMPROVEMENTS AND THE REVERSION AND REVERSIONS, REMAINDER AND REMAINDERS, AND ALL LAND LYING IN THE BED OF ANY STREET, ROAD OR AVENUE, OPENED OR PROPOSED, IN FRONT OF OR ADJOINING THE PREMISES, TO THE CENTER LINE THEREOF AND ALL THE ESTATES, RIGHTS, TITLES, INTERESTS, DOWER AND RIGHTS OF DOWER, CURTSEY AND RIGHTS OF CURTSEY, PROPERTY, POSSESSION, CLAIM AND DEMAND WHATSOEVER, BOTH AT LAW AND IN EQUITY, OF DEBTOR OF, IN, AND TO THE PREMISES AND THE IMPROVEMENTS AND EVERY PART AND PARCEL THEREOF, WITH THE APPURTENANCES THERETO; (E) ALL MACHINERY, EQUIPMENT, FIXTURES (INCLUDING, WITHOUT LIMITATION, ALL HEATING, AIR CONDITIONING, PLUMBING, LIGHTING, COMMUNICATIONS AND ELEVATOR FIXTURES) AND OTHER PROPERTY OF EVERY KIND AND NATURE WHATSOEVER OWNED BY DEBTOR, OR IN WHICH DEBTOR HAS OR SHALL HAVE AN INTEREST, NOW OR HEREAFTER LOCATED UPON THE PREMISES AND THE IMPROVEMENTS, OR APPURTENANT THERETO, AND USABLE IN CONNECTION WITH THE PRESENT OR FUTURE OPERATION AND OCCUPANCY OF THE PREMISES OR THE IMPROVEMENTS AND ALL BUILDING EQUIPMENT, MATERIALS AND SUPPLIES OF ANY NATURE WHATSOEVER OWNED BY DEBTOR, OR IN WHICH DEBTOR HAS OR SHALL HAVE AN INTEREST, NOW OR HEREAFTER LOCATED UPON THE PREMISES OR THE IMPROVEMENTS, OR APPURTENANT THERETO, OR USABLE IN CONNECTION WITH THE PRESENT OR FUTURE OPERATION AND OCCUPANCY OF THE PREMISES OR THE IMPROVEMENTS (HEREINAFTER, COLLECTIVELY, THE "EQUIPMENT"), AND THE RIGHT, TITLE, AND INTEREST OF DEBTOR IN AND TO ANY OF THE EQUIPMENT WHICH MAY BE SUBJECT TO ANY SECURITY INTERESTS, AS DEFINED IN THE UNIFORM COMMERCIAL CODE, AS ADOPTED AND ENACTED BY THE STATE OR STATES WHERE ANY OF THE MORTGAGED PROPERTY IS LOCATED (THE "UCC"), SUPERIOR IN LIEN TO THE LIEN OF THIS MORTGAGE; (F) ALL AWARDS OR PAYMENTS, INCLUDING INTEREST THEREON, WHICH MAY HERETOFORE AND HEREAFTER BE MADE WITH RESPECT TO THE MORTGAGED PROPERTY, WHETHER FROM THE EXERCISE OF THE RIGHT OF EMINENT DOMAIN (INCLUDING, WITHOUT LIMITATION, ANY TRANSFER MADE IN LIEU OF OR IN ANTICIPATION OF THE EXERCISE OF SAID RIGHT), OR FOR A CHANGE OF GRADE, OR FOR ANY OTHER INJURY TO OR DECREASE IN THE VALUE OF THE MORTGAGED PROPERTY; (G) ALL LEASES AND OTHER AGREEMENTS AFFECTING THE USE, ENJOYMENT, OR OCCUPANCY OF THE PREMISES AND/OR THE IMPROVEMENTS HERETOFORE OR HEREAFTER ENTERED INTO (COLLECTIVELY, THE "LEASES") AND ALL RENTS, ISSUES, AND PROFITS (INCLUDING ALL OIL AND GAS OR OTHER MINERAL ROYALTIES AND BONUSES) FROM THE PREMISES AND/OR THE IMPROVEMENTS (COLLECTIVELY, THE "RENTS") AND ALL PROCEEDS FROM THE SALE OR OTHER DISPOSITION OF THE

LEASES AND THE RIGHT TO RECEIVE AND APPLY THE RENTS TO THE PAYMENT OF DEBTOR'S OBLIGATIONS TO SEEMED PARTY; (H) ALL PROCEEDS OF AND ANY UNEARNED PREMIUMS ON ANY INSURANCE POLICIES COVERING THE MORTGAGED PROPERTY, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO RECEIVE AND APPLY THE PROCEEDS OF ANY INSURANCE, JUDGMENTS, OR SETTLEMENTS MADE IN LIEU THEREOF, FOR DAMAGE TO THE MORTGAGED PROPERTY; AND (I) THE RIGHT, IN THE NAME AND ON BEHALF OF DEBTOR, TO APPEAR IN AND DEFEND ANY ACTION OR PROCEEDING BROUGHT WITH RESPECT TO THE MORTGAGED PROPERTY AND TO COMMENCE ANY ACTION OR PROCEEDING TO PROTECT THE INTEREST OF SECURED PARTY IN THE MORTGAGED PROPERTY.