

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 10 of the Financing Statement Addendum (Form UCC1Ad);

1a ORGANIZATION'S NAME TUC-MOL PROPERTIES, L.L.C.				
OR	1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c MAILING ADDRESS 49 North Road		CITY Jamestown	STATE RI	POSTAL CODE 02835
			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 or 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 <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"/> Lessor/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licensor	
8 OPTIONAL FILER REFERENCE DATA	

Schedule A

That certain lot or parcel of land with all the buildings and improvements thereon situated on the westerly side of North Main Road in the Town of Jamestown, County of Newport, State of Rhode Island, bounded and described as follows:

Commencing at a point on the North Main Road three hundred fifty (350) feet northerly from the northwesterly corner of Watson Avenue, thence running northerly along said North Main Road to land now or lately of John F. McGrath et ux, bounded easterly on the North Main Road one hundred (100) feet; thence westerly two hundred thirty-nine and 55/100 (239.55) feet, bounded northerly on land now or lately of McGrath; thence southerly one hundred (100) feet; bounded westerly on land, now or lately of Joseph A. Vietri, et ux; thence easterly two hundred thirty-eight and 25/100 (238.55) feet to the point of beginning.

SCHEDULE B

Borrower: TUC-MOL PROPERTIES, L.L.C.
Property: 49 North Road, Jamestown, RI 02835
Date of Closing: April 15, 2020
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 49 North Road, Jamestown, 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.