

UCC-1 Form

FILER INFORMATION

Full name: **PETAGAYE SMITH**

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SEND ACKNOWLEDGEMENT TO

Contact name: **ACCARDO LAW OFFICES, LLP**

Mailing Address: **311 ANGELL STREET, PROVIDENCE, RI 02906**

City, State Zip Country: **PROVIDENCE, RI 02906 USA**

DEBTOR INFORMATION

Org. Name: **ACADEMY REALTY, LLC**

Mailing Address: **10 JAMES P. MURPHY HIGHWAY**

City, State Zip Country: **WEST WARWICK, RI 02886 USA**

SECURED PARTY INFORMATION

Org. Name: **WEBSTER BANK, N.A.**

Mailing Address: **200 EXECUTIVE BOULEVARD**

City, State Zip Country: **SOUTHINGTON, CT 06489 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: \$600,000.00 TERM LOAN

COLLATERAL

SEE ATTACHED PDF

1. All fixtures, machinery, equipment and other personal property of every kind, now or hereafter located in or upon or affixed to that certain lot or parcel of real estate, located in **WEST WARWICK, RHODE ISLAND**, commonly known as **10 JAMES P. MURPHY HIGHWAY**, as more particularly described in **EXHIBIT A** attached hereto (collectively, the "Premises") or any and all building and/or improvements (collectively, the "Improvements") 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 Debtor, or in which Debtor now or hereafter has an interest, including, without limitation, any and all: (i) heating, lighting, incinerating, refrigerating, ventilating, air conditioning, air cooling, lifting, fire extinguishing, plumbing, cleaning, communications and power equipment and apparatus; (ii) gas, water and electrical equipment; (iii) elevators, escalators, switchboards, engines, motors, tanks, pumps, partitions, conduits, ducts and compressors; (iv) electrical and/or gas appliances, incinerators, carpeting, furniture and furnishings, draperies, storm windows and doors, and screens and awnings; (v) any and all franchises, licenses and permits, whether issued by national, state and/or local government, department, agency or subdivision having jurisdiction over Debtor, any guarantor of Debtor or the Premises and Improvements, or any part thereof, or any use, operation or occupancy thereof, related to the use, operation or occupancy of the Premises or Improvements or any part thereof; (vi) any and all records and books of account now or hereafter maintained by Debtor in connection with the operation of the Premises, Improvements and personal property or any part thereof; and (vii) all of Debtor's right, title and interest in and to any name under which the Premises and/or Improvements may at any time be operated and any variation thereof and the goodwill of Debtor in connection therewith.

2. All renewals, replacements of, additions to, substitution for and proceeds of any and all of the foregoing.

3. All condemnation awards and policies of insurance maintained with respect to said real and personal property and all proceeds thereof.

EXHIBIT A

That certain lot or parcel of land with all the buildings and improvements thereon, located in the Town of West Warwick, County of Kent, State of Rhode Island, laid out and designated as Lot No. 2 (two) on that plat entitled, "CENTRAL RHODE ISLAND BUSINESS PARK PHASE ONE, JAMES P MURPHY INDUSTRIAL HIGHWAY, ASSESSORS PLAT 30, LOT 8, WEST WARWICK, RHODE ISLAND, AUGUST 8, 1996, Scale 1' = 50', KEYES ASSOCIATES, ARCHITECTURE/ENGINEERING/ ENVIRONMENTAL/INTERIOR DESIGN/PLANNING, PROVIDENCE, RI, ROCKY HILL, CT, WALTHAM, MA, NASHUA, NH", which plat is recorded with the Land Evidence Records of the Town of West Warwick on October 16, 1996 at 8:46a.m. in File No. 302.

Together with a "Mutual Drainage Easement and Agreement" dated February 14, 1997 and recorded February 18, 1997 at 9:56a.m. in Book 677 at Page 132, by and between Kent Hotel Associates, L.P. a Rhode Island Limited Partnership and Fenton G. Keyes Associates, a Rhode Island General Partnership.