

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A NAME & PHONE OF CONTACT AT FILER (optional)
B E-MAIL CONTACT AT FILER (optional) <b>HuangA@ballardspahr.com</b>
C SEND ACKNOWLEDGMENT TO: (Name and Address)
<div style="border: 1px solid black; width: 80%; margin: auto; height: 80%;"></div>

**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 <b>Fellowship Realty Corp.</b>				
OR 1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c MAILING ADDRESS <b>c/o Elwyn of Pennsylvania and Delaware, 111 Elwyn Road</b>	CITY <b>Elwyn</b>	STATE <b>PA</b>	POSTAL CODE <b>19063</b>	COUNTRY <b>USA</b>

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 of ASSIGNOR SECURED PARTY). Provide only one Secured Party name (3a or 3b).

3a ORGANIZATION'S NAME <b>KeyBank National Association, as Administrative Agent</b>				
OR 3b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c MAILING ADDRESS <b>401 Plymouth Road, Suite 600</b>	CITY <b>Plymouth Meeting</b>	STATE <b>PA</b>	POSTAL CODE <b>19462</b>	COUNTRY <b>USA</b>

4 COLLATERAL: This financing statement covers the following collateral:

**Collateral Description — please see Exhibit "A" 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/Bailee <input type="checkbox"/> Licensee/Licensee	
8. OPTIONAL FILER REFERENCE DATA: <b>File with: State of Rhode Island</b>	

**DEBTOR:**

Fellowship Realty Corp.  
c/o Elwyn of Pennsylvania and Delaware  
111 Elwyn Road  
Elwyn, PA 19063

**SECURED PARTY:**

KeyBank National Association  
401 Plymouth Road, Suite 600  
Plymouth Meeting, PA 19462

**EXHIBIT "A"****Collateral Description**

Exhibit A to Uniform Commercial Code ("UCC") National UCC Financing Statement (Form UCC1) ("**Financing Statement**"), naming Fellowship Realty Corp. (the "**Debtor**") and KeyBank National Association, as Administrative Agent ("**Secured Party**").

**Collateral Description:** All operating and non-operating receipts, revenues, income and other moneys (other than proceeds of borrowings) received in any period by or on behalf of the Grantors, including, but without limiting the generality of the foregoing: (a) revenues derived from operations; (b) contributions, gifts, grants, bequests, donations, the income therefrom and all rights to receive the same; (c) accounts receivable; and (d) proceeds derived from: (i) insurance, except to the extent otherwise limited by the Credit Agreement, (ii) chattel paper or instruments, (iii) securities and other instruments, (iv) inventory and other tangible and intangible property, (v) contract rights and other rights and assets now or hereafter owned, held or possessed by any Debtor, and (vi) rentals received from the leasing of real or tangible personal property; provided, however, that there shall be excluded from Collateral, gifts, grants, bequests, donations and contributions made, restricted at the time of making thereof by the donor or maker as being for certain specified purposes inconsistent with the application thereof to the payment of the Secured Obligations, or not subject to pledge, and the income derived therefrom to the extent required by such restriction.

All capitalized terms not defined herein shall have the meaning set forth in that certain Credit Agreement dated as of June 30, 2021, by and among Debtor, the Lenders party thereto and the Secured Party as Administrative Agent (as the same may be amended, restated, modified or supplemented from time to time, the "**Credit Agreement**").