

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

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| A. NAME & PHONE OF CONTACT AT FILER (optional) Amy T. M. Oakley, Esq. (401) 861-8200 |
| B. E-MAIL CONTACT AT FILER (optional) mbramwell@psh.com |
| C. SEND ACKNOWLEDGMENT TO: (Name and Address) <input type="checkbox"/> Lien Solutions PO Box 29071 Glendale, CA 91209-9071 <input type="checkbox"/> Order 81813360 |

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)

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|---|--------------------------|-------------------------|-------------------------------|-----------------------------|
| 1a. ORGANIZATION'S NAME 401 Tech Bridge | | | | |
| OR | 1b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX |
| 1c. MAILING ADDRESS 75 Lower College Road | | CITY Kingston | STATE RI | POSTAL CODE 02881 |
| | | | 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)

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|--|--------------------------|-------------------------|-------------------------------|-----------------------------|
| 2a. ORGANIZATION'S NAME The University of Rhode Island Research Foundation | | | | |
| OR | 2b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX |
| 2c. MAILING ADDRESS 75 Lower College Road | | CITY Kingston | STATE RI | POSTAL CODE 02881 |
| | | | COUNTRY USA | |

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 Bank Rhode Island | | | | |
| OR | 3b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX |
| 3c. MAILING ADDRESS One Turks Head Place | | CITY Providence | STATE RI | POSTAL CODE 02903 |
| | | | COUNTRY USA | |

4. COLLATERAL: This financing statement covers the following collateral:
See Exhibit A attached hereto and incorporated herein by reference.

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| 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"/> Lessee/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:
#4090908 (1395-145) To be filed with the Rhode Island Secretary of State

EXHIBIT A

Debtor: 401 Tech Bridge
75 Lower College Road
Kingston, Rhode Island 02881

And

The University of Rhode Island Research Foundation
75 Lower College Road
Kingston, Rhode Island 02881

Secured Party: Bank Rhode Island
One Turks Head Place
Providence, Rhode Island 02903

As collateral security for the payment and performance of all of the obligations of the Debtor to the Secured Party, as set forth in that certain Assignment and Pledge of Grant and Grant Proceeds and that certain Assignment and Pledge of Rebuild Rhode Island Incentive Agreement and Incentives both by and between the Debtor and the Secured Party and dated as of August 4, 2021 (collectively, the "Pledge Agreements"), the Debtor hereby grants, assigns, conveys, pledges and transfers to the Secured Party, a continuing security interest in all of the Debtor's right, title and interest in and to all of the following (collectively, the "Collateral"):

- (a) That certain Incentive Agreement Rebuild Rhode Island Tax Credit and First Wave Grant by and among the Assignor and the Rhode Island Commerce Corporation ("Commerce") dated February 2, 2021 (the "Incentive Agreement") and all documents executed pursuant thereto, including, without limitation, all benefits and rights to enforce the obligations of Commerce to Debtor pursuant to and under the Incentive Agreement;
- (b) all rights of Assignor to receive the Certification and any other approvals issued by Commerce pursuant to the Incentive Agreement and the Laws;
- (c) all rights of Assignor to receive the Tax Credit Certificates evidencing the Rebuild RI Tax Credits and the Redemption from the Division of Taxation pursuant to the Incentive Agreement and the Laws;
- (d) any assignment, donation, purchase agreement, engagement letter and/or any other agreement by Assignor for the transfer, donation and/or sale of the Tax Credit Certificates;
- (e) all rights of Assignor to receive the Commerce First Wave Grant;
- (f) all accounts, deposit accounts, accounts receivable, chattel paper, instruments, documents, and general intangibles (as such terms are defined in the Rhode Island Uniform Commercial Code) or rights to payment with respect to any of the foregoing; and
- (g) all Credit Proceeds, other proceeds, replacements and renewals of any of the foregoing, including all securities, guaranties, warranties, indemnity agreements, insurance policies and other agreements pertaining to the same or the property described therein, together with whatever is receivable or received when any of the Collateral is sold, collected, exchanged or otherwise disposed of, whether such disposition is voluntary or involuntary, including, without

limitation, all rights to payment with respect to any cause of action affecting or relating to any of the foregoing.

All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Pledge Agreements or the Incentive Agreement, as applicable.

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