[redacted]

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
Jane M. Pineau (508) 984-1414

B. E-MAIL CONTACT AT FILER (optional)
janepineau@pineaulaw.com

C. SEND ACKNOWLEDGMENT TO (Name and Address)
Jane M. Pineau
Attorney at Law
446 County Street
New Bedford, MA 02740

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: Lucky Dog Realty, LLC

OR

1b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

1c. MAILING ADDRESS: 880 Eddy Street | CITY: Providence | STATE: RI | POSTAL CODE: 02905 | 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 of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME: U.S. Small Business Administration

OR

3b. INDIVIDUAL'S SURNAME | FIRST PERSONAL NAME | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

3c. MAILING ADDRESS: c/o New England Certified Development Corporation, 500 Edgewater Drive, Suite 555 | CITY: Wakefield | STATE: MA | POSTAL CODE: 01880 | COUNTRY: USA

4. COLLATERAL: This financing statement covers the following collateral:

All personal property and fixtures of Debtor now owned or hereafter aquired including but not limited to those items set forth on Exhibit I attached hereto.

Filed with Rhode Island Secretary of State

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box: ☐ Public Finance Transaction ☐ Manufactured Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box: ☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9 NAME OF FIRST DEBTOR Same as line 1a or 1b on Financing Statement if line 1b was left blank because Individual Debtor name did not fit, check here ☐

9a ORGANIZATION'S NAME
Lucky Dog Realty, LLC

OR

9b INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10 DEBTOR'S NAME Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a ORGANIZATION'S NAME

OR

10b INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX

10c MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

11 ☐ ADDITIONAL SECURED PARTY'S NAME or ☒ ASSIGNOR SECURED PARTY'S NAME Provide only one name (11a or 11b)

11a ORGANIZATION'S NAME
New England Certified Development Corporation

OR

11b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

11c MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
500 Edgewater Drive, Suite 555	Wakefield	MA	01880	USA

12 ADDITIONAL SPACE FOR ITEM 4 (Collateral)

13 ☐ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14 This FINANCING STATEMENT
☐ covers timber to be cut ☐ covers as-extracted collateral ☐ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest)

16 Description of real estate

17 MISCELLANEOUS

Exhibit I

All buildings and improvements now or hereafter erected on such parcel of land, all easements and appurtenances, and all fixtures, machinery, equipment and other personal property of every kind, now or hereafter located in or upon or affixed to the parcel of land described on Exhibit "A" attached hereto or the buildings or improvements thereon, or any part thereof, and now or hereafter used or to be used in connection with any present or future operation of such parcel of land or the buildings or improvements thereon, and now owned or hereafter acquired by Mortgagor, including, without in any way limiting the generality of the foregoing: any and all (i) furnishings, fixtures, equipment, contracts, licenses, permits, interests, agreements, warranties, approvals, building materials and construction equipment, (ii) heating, lighting, incinerating, refrigerating, ventilating, air conditioning, air cooling, lifting, fire extinguishing, plumbing, cleaning, communications and power equipment and apparatus; (iii) gas, water and building electrical equipment; and (iv) elevators, escalators, switchboards, engines, motors, tanks, pumps, partitions, conduits, ducts and compressors, together with any renewals, replacements or additions thereto or substitutions therefor; it being understood and agreed that all such fixtures, machinery, apparatus, equipment and other personal property are a part of and are declared to be a portion of the security for the indebtedness hereby secured, whether physically attached to the improvements or not.

EXHIBIT A

Parcel One:

All that certain lot, or parcel of land, with the buildings and improvements thereon, located on the easterly side of Eddy Street, the westerly side of Devine Street and the northerly side of Mutual Street in the City of Providence, County of Providence, State of Rhode Island, being bounded and described as follows:

Beginning at the southwesterly corner of said tract at the northeasterly corner of said Eddy Street and Mutual Street; thence northerly bounding westerly on said Eddy Street ninety-eight (98) feet, more or less, to land now or formerly of Grace D'Autico; thence easterly bounding northerly on the last-named land to said Devine Street; thence southerly bounding easterly on said Devine Street to said Mutual Street; thence westerly bounding southerly on said Mutual Street to the point and place of beginning.

Be all said measurements, more or less, or however otherwise the same may be bounded and described.

Being laid out and designated as the whole of Lot No. 45 (forty-five), Lot No. 46 (forty-six) and also a sidewalk 7 (seven) feet in width on that certain plat of land entitled: "Plat of Land Belonging to Benj. Allen Situated in Cranston on West Side of Providence River Surveyed and Platted Aug. 9, 1832 by Benoni Lockwood", which said plat is recorded in the Providence Land Evidence Records in Plat Book 10 at Page 29 and (copy) on Plat Card 578.

Excepting and reserving possible rights of others to the strip of land seven feet in width adjoining Lots 45 and 46 laid out and delineated on the above-referenced plat as set forth in deed recorded in Book 1267 at Page 685 of the Records.

Being designated as Lot 294 on Tax Assessor's Plat 47 of the City of Providence, as presently constituted, for reference purposes only.

Parcel Two:

All that certain lot, or parcel of land, with the buildings and improvements thereon, located on the southerly side of Sayles Street between Eddy Street and Devine Street in the City of Providence, County of Providence, State of Rhode Island, being bounded and described as follows:

Beginning at the northwesterly corner of said tract at the southeasterly corner of the intersection of Sayles Street and Eddy Street; thence running easterly bounding northerly on said Sayles Street about one hundred eighteen (118) feet to Devine Street; thence turning and running southerly bounding easterly on said Devine Street about forty-nine and 15/100 (49.15) feet to land now or formerly of Cooper-Lewis, Inc.; thence turning and running westerly bounding southerly on said Cooper-Lewis, Inc. land about one hundred twenty-three (123) feet to said Eddy Street; thence turning and running northerly bounding westerly on said Eddy Street to Sayles Street and the point and place of beginning.

Be all said measurements, more or less, or however otherwise the same may be bounded and described.

Being designated as Lot 651 on Tax Assessor's Plat 47 of the City of Providence, as presently constituted, for reference purposes only.

Being the same premises conveyed to Lucky Dog Realty, LLC by deed of Mark H. Freedman and Brian M. Freedman, Trustees of The M & B Realty Trust, recorded with the City of Providence Land Evidence Records in Book 12758, Page 264.