

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A NAME & PHONE OF CONTACT AT FILER (optional)
B E-MAIL CONTACT AT FILER (optional)
C SEND ACKNOWLEDGMENT TO: (Name and Address)

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				
410 Realty, LLC				
OR	1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c MAILING ADDRESS		CITY	STATE	POSTAL CODE
410 North Broadway		East Providence	RI	02914
				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				
Bank Rhode Island				
OR	3b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c MAILING ADDRESS		CITY	STATE	POSTAL CODE
One Turks Head Place		Providence	RI	02903
				COUNTRY
				USA

4 COLLATERAL This financing statement covers the following collateral

See Exhibit A attached hereto and made a part hereof.

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.	6b Check <u>only</u> if applicable and check <u>only</u> one box.
<input type="checkbox"/> Purchase Finance Transaction <input type="checkbox"/> Manufactured Home Transaction <input type="checkbox"/> A Debtor is a Transferring Utility	<input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing
7 ALTERNATIVE DESIGNATION (if applicable) <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignor/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailor/Borrower <input type="checkbox"/> Licensee/Licensee	
8. OPTIONAL FILER REFERENCE DATA: Our File No. 2116-723	
Filed with RI Sec. of State	

EXHIBIT A

Debtor: 410 Realty, LLC
410 North Broadway
East Providence, Rhode Island 02914

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, the Debtor hereby grants, assigns, conveys, pledges and transfers to the Secured Party, a continuing security interest in the following assets and properties of the Debtor, any and all substitutions therefor and replacements thereof, and any and all additions and accessions thereto whether now owned or hereafter acquired or in which the Debtor may now have or hereafter acquire an interest (all of which are hereinafter collectively referred to as the "Collateral"):

PERSONAL PROPERTY AND FIXTURES: All goods, equipment, machinery, tools and other personal property and fixtures of every kind and description now or hereafter owned by the Debtor or in which the Debtor has an interest (but only to the extent of such interest) and situated or to be situated upon or used in connection with the Premises or in any of the improvements, together with any renewals, replacements or additions thereto or substitutions therefor, all proceeds and products thereof, and now or hereafter located at, or used in connection with the operation of the Premises or the improvements, including without limitation the following:

A. EQUIPMENT, ETC.: All of the Debtor's interest in and to all equipment, fixtures, inventory, goods, materials, supplies, furnishings, accounts, accounts receivable, contract rights, plans, specifications, permits, other rights, bank deposits, warranties, cash, and general intangibles whether now or hereafter existing for use on or in connection with the Premises.

B. PROCEEDS FOR DAMAGE TO THE MORTGAGED PROPERTY: All

proceeds (including, without limitation, insurance and condemnation proceeds), including interest thereon, paid for any damage done to the Premises (as hereinafter defined), or any part thereof, or for any portion thereof appropriated for any character of public or quasi-public use in accordance with the provisions, terms and conditions hereinafter set forth.

C. UTILITY DEPOSITS: All right, title and interest of the Debtor in and to all monetary deposits that the Debtor has been or will be required to give to any public or private utility with respect to utility services furnished or to be furnished to the Premises.

D. RECORDS: All of the records and books of account now or hereafter maintained by the Debtor in connection with the operation of the Premises.

E. NAME AND GOODWILL: The right, in event of foreclosure of the Premises hereunder, to take and use any name by which the Premises is then known or any variation of the words thereof, and the goodwill of the Debtor with respect thereto.

DEFINITIONS

"Code" shall mean the Uniform Commercial Code as the same may be in effect from time to time in the State of Rhode Island.

"Equipment" shall include "equipment" within the meaning of Section 9-102(a)(33) of the Code and, to the extent not otherwise included therein, all machinery, equipment, furniture, parts, tools and dies, of every kind and description, of the Debtor (including automotive equipment), now owned or hereafter acquired by the Debtor, and used or acquired for use in the business of the Debtor, together with all accessions thereto and all substitutions and replacements thereof and parts therefor; all cash or non-cash Proceeds; and including, without limitation, any Equipment.

"Fixtures" shall mean "fixtures" within the meaning of Section 9-102(a)(41) of the Code and, to the extent not otherwise included therein, all goods which are so related to particular real estate that an interest in them arises under real estate law and all accessions thereto, replacements thereof and substitutions therefor, including, but not limited to, plumbing, heating and lighting

apparatus, mantels, floor coverings, furniture, furnishings, draperies, screens, storm windows and doors, awnings, shrubbery, plants, boilers, tanks, machinery, stoves, gas and electric ranges, wall cabinets, appliances, furnaces, dynamos, motors, elevators and elevator machinery, radiators, blinds and all laundry, refrigerating, gas, electric, ventilating, air-refrigerating, air-conditioning, incinerating and sprinkling and other fire prevention or extinguishing equipment of whatsoever kind and nature and any replacements, accessions and additions thereto, Proceeds thereof and substitutions therefor.

"Obligations" means among other things, all indebtedness, obligations and liabilities of the Debtor to the Secured Party of every kind and description, direct or indirect, secured or unsecured, joint or several, absolute or contingent, due or to become due, whether for payment or performance, now existing or hereafter arising, regardless of how the same arise or by what instrument, agreement or book account they may be evidenced, or whether evidenced by any instrument, agreement or book account, including, without limitation, all loans (including any loan by renewal or extension), all indebtedness, all undertakings to take or refrain from taking any action, all indebtedness, liabilities or obligations owing from the Debtor to others which the Secured Party may have obtained by purchase, negotiation, discount, assignment or otherwise, and all interest, taxes, fees, charges, expenses and attorneys' fees chargeable to the Debtor or incurred by the Secured Party under the security agreement giving rise to this financing statement, or any other document or instrument delivered in connection therewith.

"Premises" shall mean the real estate leased by the Debtor located at 410 North Broadway, East Providence, Rhode Island, which real estate is more particularly described on Exhibit B attached hereto and incorporated herein by reference.

"Proceeds" shall mean "proceeds" as defined in the Code and, to the extent not otherwise included therein, (a) any and all proceeds of any insurance, indemnity, warranty, guaranty, or other agreement, instrument or undertaking similar to any of the foregoing, payable to the Debtor from time to time with respect to any of the Collateral, (b) any and all payments (in any form whatsoever) made or due and payable to the Debtor from time to time in connection

with any requisition, confiscation, condemnation, seizure or forfeiture of all or any part of the Collateral, (c) any and all other amounts from time to time paid or payable under or in connection with any of the Collateral, and (d) any products or rents of any of the Collateral.

2116-723/#3793937

EXHIBIT B

That certain tract or parcel of land, with all buildings and improvements thereon, situated on the northeasterly side of Rosemere Drive in the City of East Providence, County of Providence, State of Rhode Island, and bounded and described as follows:

Beginning at a point 100 feet, more or less, from the southeasterly line of North Broadway which point is marked by a reinforcing rod, thence running southeasterly, bounding northeasterly on land now or formerly of Broadway Realty a distance of 60.22 feet, more or less, to a corner; thence turning an interior angle of $94^{\circ} 54' 30''$ and running southeasterly 102.58 feet, more or less, along land now or formerly of Frederick V. Waterman, Jr. to a corner; thence turning an interior angle of 90° and running southwesterly in a straight line 60 feet, more or less, along land now or formerly of Eduardo B. and Maria B. Andrade, to a corner; thence turning an interior angle of 90° and running northwesterly bounded southwesterly by said Rosemere Drive a distance of 107.73 feet, more or less, to the point and place of beginning.

ALSO, that certain tract or parcel of land situated on the northeasterly side of Rosemere Drive and the southeasterly side of North Broadway in the City of East Providence, County of Providence, State of Rhode Island and bounded and described as follows:

Beginning at the point of intersection of the northeasterly line of said North Broadway and the northeasterly line of Rosemere Drive; thence running northeasterly bounded northwesterly by said North Broadway a distance of sixty and $22/100$ (60.22) feet to land now or lately of Frederick J. Waterman, Jr.; thence turning an interior angle of $94^{\circ} 54' 30''$ and running southeasterly bounded northeasterly by said Waterman land a distance of one hundred (100) feet to a corner; thence turning an interior angle of $85^{\circ} 05' 30''$ and running southwesterly bounded southeasterly by land now or formerly of Robert Haig a distance of sixty and $22/100$ (60.22) feet to said Rosemere Drive; thence turning an interior angle of $94^{\circ} 54' 30''$ and running northwesterly bounded southwesterly by said Rosemere Drive a distance of one hundred (100) feet to said North Broadway and the point of beginning.

ALSO, that certain tract or parcel of land, with all buildings and improvement thereon, situated on the southeasterly side of North Broadway in the City of East Providence, County of Providence, State of Rhode Island, and bounded and described as follows:

Beginning at a point in the southeasterly line of said North Broadway and at the northeasterly corner of land now or formerly by Helyn K. Cahoon and the southwesterly corner of the parcel herein described; thence running northeasterly bounded northwesterly by said North Broadway a distance of seventy-four and $92/100$ (74.92) feet to land now or lately of John Quattrocchi, Jr.; thence turning an interior angle of $95^{\circ} 9' 29''$ and running southeasterly bounded northeasterly on said last named land a distance of one hundred ninety-six and $17/100$ (196.17) feet to land now or lately of Eduardo B. and Maria B. Andrade; thence turning an interior angle of approximately 90° and running southwesterly bounded southeasterly by said Andrade land a distance of seventy-five and $84/100$ (75.84) feet to land belonging to Helyn K. Cahoon; thence turning an interior angle of 90° and running northwesterly bounded southwesterly by said Cahoon land a distance of two hundred two and $58/100$ (202.58) feet to said North Broadway and the point of beginning.

Property address:
410 North Broadway
East Providence, RI