

UCC-1 Form

FILER INFORMATION

Full name: **SAMUEL DORFMAN**

Email Contact at Filer: **SDORFMAN@LIGRIS.COM**

SEND ACKNOWLEDGEMENT TO

Contact name:

Mailing Address: **399 BOYLSTON STREET, 7TH**

City, State Zip Country: **BOSTON, MA 02116 USA**

DEBTOR INFORMATION

Org. Name: **MURRAY STREET, LLC**

Mailing Address: **50 MURRAY STREET, UNIT 23B**

City, State Zip Country: **COVENTRY, RI 02816 USA**

SECURED PARTY INFORMATION

Org. Name: **DIGITAL FEDERAL CREDIT UNION**

Mailing Address: **220 DONALD LYNCH BOULEVARD**

City, State Zip Country: **MARLBOROUGH, MA 01752 USA**

TRANSACTION TYPE: STANDARD

CUSTOMER REFERENCE: 22-0460

COLLATERAL

ALL ASSETS

EXHIBIT A

**TO FINANCING STATEMENT OF
MURRAY STREET, LLC ("DEBTOR")
IN FAVOR OF
DIGITAL FEDERAL CREDIT UNION ("SECURED PARTY")**

Location of Real Estate: 50 Murray Street, Coventry, Rhode Island 02816 (the "Property")

This Financing Statement covers the following types of collateral ("Collateral"):

(a) All furnaces, ranges, heaters, plumbing goods, gas and electric fixtures, screens, screen doors, mantels, shades, storm doors and windows, awnings, oil burners and tanks and other equipment, gas and electric refrigerators and refrigerating systems, ventilating and air conditioning apparatus and equipment, door bell and alarm systems, sprinkler and fire extinguishing systems and all other machinery, equipment, furniture, carpeting, appliances and appurtenances of whatever kind or nature owned by Debtor, now or hereafter located on the Property, and used in the operation, maintenance or occupation of the Property (collectively, the "Chattels");

(b) All rents, profits, proceeds and products of and from the Property and all Leases (as defined below) of the Property or portions thereof, now or hereafter existing, as the same may be extended or renewed, all guarantees and security relating thereto and the present right, whether or not a default shall occur and be continuing, to collect and receive all rents, income, and other sums payable or receivable thereunder as rent or otherwise, such as rent, additional rent, damages, insurance payments, taxes, insurance proceeds, condemnation awards, settlement proceeds, and option payments, and the right to bring proceedings for the enforcement of any Lease and to do anything which any lessor is or may become entitled to do thereunder, but this Financing Statement shall not impair any obligation of Debtor under any Lease nor shall any such obligation be imposed upon Secured Party. "Leases" shall mean all leases, subleases, licenses, tenancies and occupancies of the Property, or portions thereof, whether pursuant to a written or oral agreement, now or hereafter existing, as the same may be extended or renewed;

(c) All contracts and agreements, licenses, permits and approvals, and warranties and representations, relating to the use, operation, management, construction, repair or service of the Property and Chattels;

(d) All funds held by Secured Party as tax or insurance escrow payments; and

(e) All insurance proceeds relating to all or any portion of the foregoing collateral described in (a) through (d) above, all proceeds received from the sale, exchange, collection or other disposition of any of the foregoing collateral described in (a) through (d) above, and all awards, damages, proceeds and refunds from any state, local, federal or other taking of, and all municipal tax abatements relating to, all or any portion of the collateral described in clauses (a) through (d) above.