

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A NAME & PHONE OF CONTACT AT FILER (optional) Scott A. Ritch, Esq. 331-2222	
B E-MAIL CONTACT AT FILER (optional)	
C SEND ACKNOWLEDGMENT TO (Name and Address) Ursillo, Teitz & Ritch, Ltd. 2 Williams Street Providence, Rhode Island 02903	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1 DEBTOR'S NAME Provide only org 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 SMB REALTY LLC					
OR	1b INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c MAILING ADDRESS 2626 Warwick Avenue			CITY Warwick	STATE RI	POSTAL CODE 02889
				COUNTRY USA	

2 DEBTOR'S NAME Provide only org 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 org Secured Party name (3a or 3b).

3a ORGANIZATION'S NAME HARBORONE BANK					
OR	3b INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c MAILING ADDRESS 770 Oak Street			CITY Brockton	STATE MA	POSTAL CODE 02301
				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: <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. RI Sec of State	

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

SMB 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

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

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:

The real estate is commonly known as and numbered: (i) 10 BOWLER ROAD, WARWICK, RHODE ISLAND; and (ii) 303 VINEYARD ROAD, WARWICK, RHODE ISLAND, as more particularly described on EXHIBIT B attached hereto.

17. MISCELLANEOUS:

EXHIBIT A

UNIFORM COMMERCIAL CODE CONTINUATION OF FINANCING STATEMENT

DEBTOR:

SMB REALTY LLC
2626 Warwick Avenue
Warwick, Rhode Island 02889

SECURED PARTY:

HARBORONE BANK
770 Oak Street
Brockton, Massachusetts 02301

The UCC-1 Financing Statement to which this **Exhibit A** is attached covers:

1. Personal Property - all fixtures, machinery, equipment, and other personal property of every kind, now or hereafter located in or upon or affixed to those certain lots or parcels of real estate, **commonly known as and numbered: (i) 10 BOWLER ROAD, WARWICK, RHODE ISLAND; and (ii) 303 VINEYARD ROAD, WARWICK, RHODE ISLAND** as more particularly described in **Exhibit B** attached hereto (hereinafter called the "Premises") or any and all building and/or improvements (collectively, the "Improvements") now or hereafter used or to be used in connection with any present or future operation of the Premises or Improvements, or any part thereof, and now owned or hereafter acquired by Debtor, or in which Debtor now or hereafter has an interest, including, without limitation, any and all (i) heating, lighting, incinerating, refrigerating, ventilating, air conditioning, air cooling, lifting, fire extinguishing, plumbing, cleaning, communications and power equipment and apparatus; (ii) gas, water and electrical equipment; (iii) elevators, escalators, switchboards, engines, motors, tanks, pumps, partitions, conduits, ducts and compressors; (iv) electrical and/or gas appliances, incinerators, carpeting, furniture and furnishings, draperies, storm windows and doors, and screens and awnings; (v) any and all franchises, licenses and permits, whether issued by national, state and/or local governmental body, department, agency or subdivision having jurisdiction over Debtor, any guarantor of Debtor or the Premises and Improvements, or any part thereof, or any use, operation or occupancy thereof, related to the use, operation or occupancy of the Premises and Improvements or any part thereof; (vi) any and all records and books of account now or hereafter maintained by debtor in connection with the operation of the Premises, Improvements and personal property or any part thereof; and (vii) all of Debtor's right, title and interest in and to any name under which the Premises and/or Improvements may at any time be operated and any variation thereof and the goodwill of Mortgagor in connection therewith.

2. All renewals, replacements of, additions to, substitution for and proceeds of any and all of the foregoing.

3. All condemnation awards and policies of insurance maintained with respect to said real and personal property and all proceeds thereof.

4. All of the right, title and interest of Debtor, in and to all leases, subleases, occupancy agreements, licenses, concession agreements and all other agreements or tenancies,

however denominated, whether written or oral for any purpose, now or hereafter existing with respect to any portion or portions of the Premises and/or Improvements, together with any amendments, renewals or extensions thereof and all leases, subleases and tenancies or other agreements in substitution therefor (all of which are hereinafter collectively sometimes referred to as the "Leases").

5. Any and all rents and other payments of every kind due or payable and to become due or payable to Debtor by virtue of the Leases, or otherwise due or payable and to become due or payable to Debtor as a result of any use, possession or occupancy of any portion or portions of the Premises and/or Improvements.

To the extent any of the personal property described herein is or is to be affixed to real estate, said personal property described herein is or is to be affixed to real estate, said personal property is or is to be affixed to real estate owned by Debtor, which real estate is more particularly described in **Exhibit B** attached hereto.

EXHIBIT B

PARCEL I - 10 Bowler Road, Warwick, RI - Plat 351, Lot 260

That certain tract or parcel of land with all the buildings and improvements thereon, situated at the southwesterly corner of Bowler Road and Vineyard Road, in the City of Warwick, County of Kent, State of Rhode Island, bounded and described as follows:

Beginning at a point in the westerly line of Vineyard Road, at the most southeasterly corner of the herein described parcel, said point being eighty-nine and 57/100 (89.57) feet northerly along the arc of a curve on the westerly side of Vineyard Road from a granite bound located at the most northeasterly corner of Lot No. 6 (six) on that Plat entitled "SUBDIVISION PLAN OF MEADOWBROOK VILLAGE SITUATED IN WARWICK, R.I." February 2, 1976 REVISED MAY 6, 1977 R.T.B. LEONARD A. GARAFALO, INC -CONSULTANTS- 2550 POST ROAD, WARWICK R.I." which plat is recorded in the office of the City Clerk of the City of Warwick, Plat Book 17 at page 39 and (copy) on Plat Card 691; thence running northerly along the arc of a curve having a radius of nine hundred eight and 57/100 (908.57) feet along the westerly line of Vineyard Road, an arc distance of seventy and 23/100 (70.23) feet to the beginning of a curve; thence running northerly and northwesterly along the arc of a curve having a radius of twenty-two and 66/100 (22.66) feet an arc distance of thirty-three and 37/100 (33.37) feet to the tangent point of said curve and Bowler Road; thence running westerly bounding northerly on said Bowler Road a distance of one hundred twenty-nine and 21/100 (129.21) feet to a granite bound and land of David N. Marfeo, et ux; thence turning an interior angle of 90 ° and running southerly bounding westerly on last named land a distance of ninety (90) feet to a point; thence turning an interior angle of 90° and running easterly bounding southerly on last named land a distance of one hundred and sixty-one 34/100 (161.34) feet to Vineyard Road and the point and place of beginning.

PARCEL II - 303 Vineyard Road, Warwick, RI - Plat 351, Lot 262

That certain tract or parcel of land, with all buildings and improvements thereon, situated on the westerly side of Vineyard Road in the City of Warwick, County of Kent, State of Rhode Island bounded and described as follows:

Beginning at a granite bound set in the easterly line of Warwick Avenue, said highway line established by State Highway Plat No. 196, thence heading easterly along the southerly line of land owned by David N. Marfeo and Helen J. Marfeo, husband and wife, of the City of Warwick, County of Kent, State of Rhode Island, a distance of eighty-one and 62/100 (81.62) feet to the point and place of beginning of this parcel; thence turning an exterior angle of 270 49' 30" and heading southeasterly a distance of 110 feet to a point in the northerly line of Lot 1 on Subdivision Plan of Meadowbrook Village situated in Warwick, R.I. February 2, 1976 revised May 6, 1977 R.T.B. Leonard A.

Garafalo, Inc. consultants 2550 Post Road, Warwick R.I. "thence turning an interior angle of 157 71' 52" and heading easterly a distance of 157.2 feet at point in the westerly line of Vineyard Road; thence turning an interior angle and following the westerly line of Vineyard Road a distance of 92.0 feet, more or less, to a point; thence turning an interior angle and heading westerly a distance of 161.30 feet, more or less, along the southerly line of land now or lately owned by David and Helen J. Marfeo, to a point in the easterly line of other land now owned by David and Helen J. Marfeo; thence turning an interior angle of 90 00' 00" and heading along said easterly line of Marfeo land a distance of 59 feet to the point and place of beginning.

All as set forth on Plan of land in Warwick, Rhode Island for David N. and Helen J. Marfeo Scale = 1" = 50' August 1977 C. D'Antonio.