

UCC-1 Form

FILER INFORMATION

Full name: **ERIN NESS**

Email Contact at Filer: **ERIN.NESS@STINSON.COM**

SEND ACKNOWLEDGEMENT TO

Contact name: **STINSON LLP**

Mailing Address: **50 SOUTH 6TH STREET, SUITE 2600**

City, State Zip Country: **MINNEAPOLIS, MN 55402 USA**

DEBTOR INFORMATION

Org. Name: **THIRSTY BEAVER PUB & GRUB LLC**

Mailing Address: **1220 IVES ROAD**

City, State Zip Country: **WARWICK, RI 02818 USA**

SECURED PARTY INFORMATION

Org. Name: **ENHANCED CAPITAL RHODE ISLAND FUND, LLC**

Mailing Address: **201 ST. CHARLES AVENUE, SUITE 3400**

City, State Zip Country: **NEW ORLEANS, LA 70170 USA**

TRANSACTION TYPE: STANDARD

COLLATERAL

SEE ATTACHED

Collateral

Grant of Security Interest

As collateral security for all of the Obligations, Debtor does hereby collaterally assign, and grant to Lender a continuing security interest in, general lien upon, collateral assignment of, and a right of set-off against all of Debtor's right, title and interest in and to all assets of Debtor, including, without limitation, the following (collectively, the "Collateral"):

(a) Receivables. All of the following, whether now or hereafter existing, that are owned by Debtor or in which Debtor otherwise has any rights: (i) all accounts of any kind, including, but not limited to, to any and all Debtor's right to payment of fees/royalties derived from the Material Contracts and other contracts and agreements of Debtor, whether now or hereafter existing, (ii) all chattel paper, documents and instruments of any kind, whether now or hereafter existing, relating to such accounts or arising out of or in connection with the sale or lease of goods or the rendering of services and (iii) all rights now or hereafter existing in, to or under all security agreements, leases and other contracts securing or otherwise relating to any such accounts, chattel paper, documents or instruments (any and all such accounts, chattel paper, documents, instruments, security agreements, leases and other contracts being referred to herein collectively as the "Receivables");

(b) Contract Rights, General Intangibles, Etc. All of the following, whether now or hereafter existing, that are owned by Debtor or in which Debtor otherwise has any rights: all contract rights and general intangibles of any kind (including, but not limited to, Intellectual Property, as well as all causes of action, tax refunds and insurance proceeds) and all chattel paper, documents, instruments, security agreements, payment intangibles, other contracts and money, and all other rights of Debtor (except those constituting Receivables) to receive payments of money or the ownership of property;

(c) Equipment. All equipment in all of its forms, wherever located and whether now or hereafter existing, that is owned by Debtor or in which Debtor otherwise has any rights (including, without limiting the foregoing in any respect, all fixtures, motor vehicles, trailers, tools, machinery and furniture of any type, kind or nature owned by Debtor), all parts thereof and all accessions and additions thereto (collectively, the "Equipment");

(d) Inventory. All inventory in all of its forms, wherever located and whether now or hereafter existing, that is owned by Debtor or in which Debtor otherwise has any rights (including, but not limited to, all (i) inventory and raw materials and work in progress therefor, finished goods thereof and materials used or consumed in the manufacture or production thereof, (ii) goods in which Debtor has an interest in mass or a joint or other interest or right of any kind and (iii) goods that are returned to or repossessed by Debtor), and all accessions thereto and products thereof and documents therefor (any and all such inventory, accessions, products and documents being referred to herein collectively as the "Inventory"); provided, however, that sales of Inventory in the ordinary course of business shall be permitted and a buyer thereof shall take free from the security interest created herein;

(e) Instruments. All of the following, whether now or hereafter existing, that are owned by Debtor or in which Debtor otherwise has any rights: all instruments, chattel paper, certificates of deposit and other instruments evidencing any deposit issued by any financial institution to Debtor, in all forms and all interest, cash and other writings and property from time to time received, receivable or otherwise distributed in respect of or in exchange for or in renewal or extension of any or all of such instruments, chattel paper, and certificates of deposit;

(f) Investment Property. All present and future investment property of Debtor, including, without limitation, all certificated and uncertificated securities, all security entitlements and securities accounts, all commodity contracts and commodity accounts, and all interests of Debtor in each thereof;

(g) Letter of Credit Proceeds. Any and all right, title and interest of Debtor, whether now or hereafter existing, in and to the proceeds of any and all written letters of credit under which Debtor is a beneficiary;

(h) Pledged Accounts. All present and future deposit accounts of Debtor and any demand, time savings, passbook, certificates of deposit, or like account maintained by Debtor with any bank, savings and loan association, credit union or other organization, all money, cash and checks, drafts, notes, bills, bills of exchange and bonds or other instruments, writings or property of Debtor from time to time received, receivable or otherwise distributed in respect thereof, in renewal or extension thereof, or in exchange therefore, whether or not deposited in any such deposit account (collectively, the "Pledged Accounts");

(i) Related Collateral and Proceeds. All parts of, all accessions to, all replacements for, all products of, all payments of any type in lieu of or in respect of and all documents and general intangibles covering or relating to any or all of the foregoing Collateral; all books and records related to any and all of the foregoing Collateral, including any and all books of account, customer lists and other records relating in any way to the foregoing Collateral; all proceeds of any and all of the foregoing Collateral and, to the extent not otherwise included, all payments under insurance (whether or not Lender is the loss payee thereof) or under any indemnity, warranty or guaranty by reason of loss to or otherwise with respect to any of the foregoing Collateral.

Lender shall have a first priority lien on all Collateral. In each case, the foregoing shall be covered by this Agreement whether Debtor's ownership or other rights therein are presently held or hereafter acquired and howsoever Debtor's interests therein may arise or appear (whether by ownership, security interest, claim or otherwise).