

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)
<div style="border: 1px solid black; padding: 5px;"> Robert A. Migliaccio, Esq. Cameron & Mittleman, LLP 301 Promenade Street Providence, Rhode Island 02908 rmigliaccio@cm-law.com </div>

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 the 1b, leave all of item 1 blank, check here and provide the individual Debtor information in item 1c of the Financing Statement Addendum (Form UCC1Ad);

1a ORGANIZATION'S NAME Greenwood Realty Associates Limited Partnership					
OR 1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX		
1c MAILING ADDRESS 1414 Atwood Avenue		CITY Johnston	STATE RI	POSTAL CODE 02919	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 the 2b, leave all of item 2 blank, check here and provide the individual Debtor information in item 1c 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 ASSIGNOR of ASSIGNOR SECURED PARTY); Provide only one Secured Party name (3a or 3b)

3a ORGANIZATION'S NAME Manufacturers and Traders Trust Company					
OR 3b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX		
3c MAILING ADDRESS One M&T Plaza		CITY Buffalo	STATE NY	POSTAL CODE 14203	COUNTRY USA

4 COLLATERAL This financing statement covers the following collateral:

Certain of Debtor's assets as more particularly set forth on Exhibit A attached hereto and incorporated by reference, including without limitation, all goods, accounts, 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 real estate described on Exhibit B attached hereto and incorporated by reference (the "Premises"), 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.

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 Agricultural Lien Non-UCC Filing

6b Check only if applicable and check only one box: Lessee/Lessor Consignor/Consignee Seller/Buyer Bailor/Bailee Licensee/Licensor

8 OPTIONAL FILER REFERENCE DATA

File with RI SOS

EXHIBIT A

Debtor: Greenwood Realty Associates Limited
Partnership
1414 Atwood Avenue
Johnston, Rhode Island 02919

Secured Party: Manufacturers and Traders Trust Company
One M&T Plaza
Buffalo, New York 14203

As collateral security for the payment and performance of all of the Obligations (hereinafter defined), the Debtor hereby grants, assigns, conveys, pledges and transfers to the Secured Party, a continuing security interest in 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 (hereinafter defined) or in any of the Improvements (hereinafter defined), 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 (all of which are hereinafter collectively referred to as the "Collateral"):

(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 Mortgaged Property (defined as the Premises and the Improvements), 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 Mortgaged Property hereunder, to take and use any name by which the Mortgaged Property is then known or any variation of the words thereof, and the goodwill of the Debtor with respect thereto.

(f) **OTHER AGREEMENTS:** To the extent assignable under applicable law, all of the Debtor's interest, whether now owned or hereafter acquired, now existing or hereafter arising, wherever located, in, to and under any and all interest rate swap agreements, interest rate cap agreements and interest rate collar agreements designed to protect the Debtor against fluctuations in interest rates or currency exchange rates, to the extent of the Debtor's interest therein (any and all such agreements, collectively, the "Interest Rate Cap Agreements"), including, without limitation, any and all rights, upon the occurrence and during the continuation of an Event of Default (as may be defined in the Obligations), to receive and collect any and all payments, disbursements, distributions or proceeds owing, payable or required to be delivered to the Debtor under any Interest Rate Cap Agreements.

(g) **APPURTENANT RIGHTS:** Any and all (i) reservation agreements, agreements of sale, options to purchase, easements, development agreements, licenses, permits or other agreements affecting the ownership or operation of the Premises or any part thereof, whether now existing or hereafter entered into by the Debtor, (ii) licenses, permits, approvals, approved plans, certificates and agreements with or from all boards, agencies, departments, authorities, governmental or otherwise, relating, directly or indirectly, to the ownership, use, operation and maintenance of the Premises, whether heretofore or hereafter issued or executed, and (iii) rights, privileges, parking rights, reserves, escrows and appurtenances belonging to or inuring to the benefit of the Premises.

DEFINITIONS:

"Improvements" means all buildings and improvements now or hereafter situated upon the Premises, together with all fixtures and tangible personal property now or hereafter owned by the Debtor or in which the Debtor has an interest (but only to the extent of such interest) and placed in or upon the Premises or the buildings or improvements thereon.

"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 instrument giving rise to this financing statement, or any other document or instrument delivered in connection therewith.

"Premises" shall mean the real estate of the Debtor known as Land Unit 4, Crossings Park Land Condominium, Warwick, Rhode Island, which real estate is more particularly described on Exhibit B attached hereto and incorporated herein by reference.

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EXHIBIT B

That certain condominium unit, located at 300 Crossing Boulevard, in the City of Warwick, County of Kent and State of Rhode Island, described as follows:

Being designated as Land Unit 4 in the Crossings Park Land Condominium, a condominium created by Declaration of Condominium dated April 5, 2007 and recorded on April 9, 2007, in Book 6530 at Page 162 in the City of Warwick Land Evidence Records as the same may be modified and amended from time to time, together with the plats and plans recorded simultaneously therewith, as amended by First Amendment to Declaration of Condominium recorded in Book 6572 at Page 176; Second Amendment to Declaration of Condominium recorded in Book 9265 at Page 199; Third Amendment to Declaration of Condominium recorded in Book 9278 at Page 148 of the said City of Warwick Land Evidence Records, together with additional plats and plans relating thereto, as the same may be further amended from time to time.

TOGETHER with its undivided percentage interest in the common area and facilities as set forth in the Declaration, as amended.

Property Address: 0 Offices Way, Warwick, RI 02886
Plat 257 Lot(s): Lot 10 Unit 4