

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

| | |
|--|--|
| A. NAME & PHONE OF CONTACT AT FILER [optional] T 1743726-5 | |
| B. SEND ACKNOWLEDGMENT TO: (Name and Address) LexisNexis Document Solutions 801 Adlai Stevenson Drive Springfield, IL 62703 | |

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

| | | | | | | |
|--|-----------------------------------|----------------------------------|--|--|----------------------|-------------------------------|
| 1a. ORGANIZATION'S NAME SETON PROPERTY CORPORATION OF NORTH ALABAMA | | | | | | |
| OR | 1b. INDIVIDUAL'S LAST NAME | | FIRST NAME | MIDDLE NAME | SUFFIX | |
| 1c. MAILING ADDRESS 810 St. Vincents Drive | | CITY Birmingham | | STATE AL | POSTAL CODE 35205 | COUNTRY USA |
| 1d. <u>SEE INSTRUCTIONS</u> | ADD'L INFO RE ORGANIZATION DEBTOR | 1e. TYPE OF ORGANIZATION CORP | 1f. JURISDICTION OF ORGANIZATION AL | 1g. ORGANIZATIONAL ID #, if any DNP 791-537 | | <input type="checkbox"/> NONE |

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

| | | | | | | |
|-----------------------------|-----------------------------------|--------------------------|----------------------------------|---------------------------------|-------------|-------------------------------|
| 2a. ORGANIZATION'S NAME | | | | | | |
| OR | 2b. INDIVIDUAL'S LAST NAME | | FIRST NAME | MIDDLE NAME | SUFFIX | |
| 2c. MAILING ADDRESS | | CITY | | STATE | POSTAL CODE | COUNTRY |
| 2d. <u>SEE INSTRUCTIONS</u> | ADD'L INFO RE ORGANIZATION DEBTOR | 2e. TYPE OF ORGANIZATION | 2f. JURISDICTION OF ORGANIZATION | 2g. ORGANIZATIONAL ID #, if any | | <input type="checkbox"/> NONE |

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

| | | | | | | |
|--|----------------------------|-----------------|------------|-------------|----------------------|----------------|
| 3a. ORGANIZATION'S NAME SunTrust Bank, as Agent | | | | | | |
| OR | 3b. INDIVIDUAL'S LAST NAME | | FIRST NAME | MIDDLE NAME | SUFFIX | |
| 3c. MAILING ADDRESS 303 Peachtree Street | | CITY Atlanta | | STATE GA | POSTAL CODE 30308 | COUNTRY USA |

4. This FINANCING STATEMENT covers the following collateral:

The property described on Schedule I attached hereto. Proceeds of the property are also covered.

The property subject to this financing statement includes goods which are or may become fixtures on the real estate described on Exhibit A hereto. This financing statement is to be filed in the real estate records for the land described on Exhibit A.

No tax due. Recording taxes paid upon filing of the Mortgage and Security Agreement made by the Debtor to the Secured Party filed contemporaneously herewith on 11/25/03 as Document No. 20031125000773110 (Copy of Receipt Attached).

6 Additional Pages.

| | | | | | | |
|---|--|--|--|---------------------------------------|-----------------------------------|---|
| 5. ALTERNATIVE DESIGNATION [if applicable]: <input checked="" type="checkbox"/> LESSEE/LESSOR | | <input type="checkbox"/> CONSIGNEE/CONSIGNOR | <input type="checkbox"/> BAILEE/BAILOR | <input type="checkbox"/> SELLER/BUYER | <input type="checkbox"/> AG. LIEN | <input type="checkbox"/> NON-UCC FILING |
| 6. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum [if applicable] | | 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) [optional] | | <input type="checkbox"/> All Debtors | <input type="checkbox"/> Debtor 1 | <input type="checkbox"/> Debtor 2 |
| 8. OPTIONAL FILER REFERENCE DATA [St Vincents] AL-Shelby County | | | | | | |

03197709-4

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT

| | | |
|---|----------------------------|-------------------------------|
| 9a. ORGANIZATION'S NAME | | |
| SETON PROPERTY CORPORATION OF NORTH ALABAMA | | |
| OR | 9b. INDIVIDUAL'S LAST NAME | FIRST NAME MIDDLE NAME,SUFFIX |
| | | |

10. MISCELLANEOUS: AL-Shelby County

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11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one name (11a or 11b) - do not abbreviate or combine names

| | | | | |
|--------------------------|-----------------------------------|---------------------------|-----------------------------------|--|
| 11a. ORGANIZATION'S NAME | | | | |
| OR | 11b. INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX |
| | | | | |
| 11c. MAILING ADDRESS | | CITY | STATE | POSTAL CODE COUNTRY |
| | | | | |
| | ADD'L INFO RE ORGANIZATION DEBTOR | 11e. TYPE OF ORGANIZATION | 11f. JURISDICTION OF ORGANIZATION | 11g. ORGANIZATIONAL ID #, if any <input type="checkbox"/> NONE |
| | | | | |

12. ☐ ADDITIONAL SECURED PARTY'S or ☒ ASSIGNOR S/P'S NAME - insert only one name (12a or 12b)

| | | | | |
|------------------------------|-----------------------------|------------|-------------|---------------------|
| 12a. ORGANIZATION'S NAME | | | | |
| SUNTRUST EQUITY FUNDING, LLC | | | | |
| OR | 12b. INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX |
| | | | | |
| 12c. MAILING ADDRESS | | CITY | STATE | POSTAL CODE COUNTRY |
| 2808 Fairmount | | Dallas | TX | 75201 USA |

13. This FINANCING STATEMENT covers ☐ timber to be cut or ☐ as-extracted collateral, or is filed as a ☒ fixture filing.

14. Description of real estate:

See Exhibit A attached.

16. Additional collateral description:

15. Name and address of a RECORD OWNER of above-described real estate (if Debtor does not have a record interest):

SETON PROPERTY CORPORATION OF NORTH ALABAMA
810 St. Vincents Drive
Birmingham, AL 35205

17. Check only if applicable and check only one box.

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or ☐ Decedent's Estate

18. Check only if applicable and check only one box.

- ☐ Debtor is a TRANSMITTING UTILITY
☐ Filed in connection with a Manufactured-Home Transaction — effective 30 years
☐ Filed in connection with a Public-Finance Transaction — effective 30 years

Name and Address of Debtor:

Seton Property Corporation of North Alabama
810 St. Vincents Drive
Birmingham, Alabama 35205

**Name and Address of
Secured Party/Assignor:**

SunTrust Equity Funding, LLC
2808 Fairmount
Suite 250
Dallas, Texas 75201

**Name and Address of
Total Assignee:**

SUNTRUST BANK, AS AGENT
303 Peachtree Street
Atlanta, Georgia 30308

Schedule I to Uniform
Commercial Code Financing Statement

Description of Collateral

(A) The property subject to this financing statement is described as follows: (i) the buildings, structures and improvements located or to be located on the related land described on Exhibit-A hereto (the "Land"), along with all fixtures used or useful in connection with the operation of such property, including all furnaces, boilers, compressors, elevators, fittings, pipings, connectives, conduits, ducts, partitions, equipment and apparatus of every kind and description now or hereafter affixed or attached or used or useful in connection with such property, (ii) all Equipment financed by the Lessor and/or Lenders, and (iii) all Alterations (including all restorations, repairs, replacements and rebuilding of such buildings, improvements and structures) thereto (but in each case excluding trade fixtures financed other than by the Lessor or the Lenders), and (iv) all rents, issues, profits, and proceeds of the foregoing including Awards and Loss Proceeds.

(B) The Ground Lease described on Exhibit-B hereto.

Definitions

As used above the term "Alterations" means fixtures, alterations, improvements, modifications and additions to the property.

As used above the term "Award" means any award or payment received by or payable to the Lessor or Lessee on account of any condemnation or event of taking affecting the Land or the other property subject to this financing statement.

Name and Address of Debtor:

Seton Property Corporation of North Alabama
810 St. Vincents Drive
Birmingham, Alabama 35205

**Name and Address of
Secured Party/Assignor:**

SunTrust Equity Funding, LLC
2808 Fairmount
Suite 250
Dallas, Texas 75201

**Name and Address of
Total Assignee:**

SUNTRUST BANK; AS AGENT
303 Peachtree Street
Atlanta, Georgia 30308

As used above the term "Equipment" means the personal property that will be installed or used in or on the property that will be acquired with the proceeds advanced by the Lenders.

As used above the term "Lenders" means SunTrust Bank, as Agent, and the other financial institutions which may from time to time become party to the Master Agreement as lenders.

As used above the term "Lessee" means the Debtor.

As used above the term "Lessor" means SunTrust Equity Funding LLC.

As used above the term "Loss Proceeds" means any proceeds received by or payable to the Lessor, Lessee or SunTrust Bank from any insurer, governmental agency or other person in connection with any condemnation or casualty affecting the Land or the other property subject to this financing statement.

As used above the term "Master Agreement" means the Master Agreement dated November 7, 2003 among St. Vincent's Hospital, as guarantor, the Debtor, as lessee, Lessor, the Lenders.

END OF SCHEDULE

Exhibit A

Legal Description of the Land

Part of Lot 1, according to the survey of Greystone 3rd Sector, also known as Greystone Commercial Properties, as recorded in Map Volume 14, Page 79, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows:

From an existing 2" capped iron pipe being the locally accepted most northerly corner of said Lot 1, run in a southwesterly direction along the southeast right-of-way line of Alabama Highway #119 for a distance of 555 feet to an existing iron rebar set by Weygand and being the point of beginning; thence turn an angle to the left of $103^{\circ}-00'$ and run in a southeasterly direction for a distance of 405.0 feet to an existing iron rebar; thence turn an angle to the left of $20^{\circ}-40'$ and run in an easterly direction for a distance of 305.0 feet to an existing iron rebar; thence turn an angle to the right of $74-0'$ and run in a southeasterly direction for a distance of 273.0 feet to an existing iron rebar; thence turn an angle to the right of $11^{\circ}-02'-021''$ and run in a southeasterly direction for a distance of 414.07 feet to an existing iron rebar being on the east line of said Lot 1; thence turn an angle to the right of $28^{\circ}-37'-04''$ and run in a southwesterly direction along the east line of said Lot 1 for a distance of 467.12 feet to an existing iron rebar being a corner of said Lot 1 and being on the north right-of-way line of Greystone Way and being on a curve, said curved north right-of-way line of Greystone Way being concave in a northerly direction and have a central angle of $43^{\circ}-51'-30''$ and a radius of 410.0 feet; thence turn an angle to the right ($78^{\circ}-10'-22''$ to the chord of said curve) and run in a westerly direction along the arc of said curve and along the north right-of-way line of said Greystone Way for a measured distance of 305.90 feet along the chord for an arc length of 313.85 feet to an existing iron rebar being at a point of ending of said curve and still being on the north right-of-way line of Greystone Way; thence turn an angle to the right ($21^{\circ}-49'-24''$ from the last mentioned chord line) and run in a northwesterly direction along the northerly right-of-way line of said Greystone Way for a measured distance of 457.44 feet to an existing iron rebar; thence turn an angle to the right of $3^{\circ}-41'-36''$ and run in a northwesterly direction along the north right-of-way line of said Greystone Way for a distance of 157.83 feet to an existing iron rebar; thence turn an angle to the left of $3^{\circ}-40'-57''$ and run in a northwesterly direction along the northerly right-of-way line of said Greystone Way for a measured distance of 272.76 feet to an existing iron rebar being at the point of beginning of a curve, said latest curve being concave in a northeasterly direction; thence turn an angle to the right and run in a northwesterly and northerly direction along the arc of said curve (chord measures 35.33 feet, and to obtain the chord turn an angle to the right of $44^{\circ}-28'-05''$ from last mentioned 272.76 line) to a point of ending of said curve and being marked by an existing iron rebar and being on the east right-of-way line of Alabama Highway #119; thence run in a northerly direction along the east right-of-way line of said Alabama Highway #119 for a distance of 97.20 feet to an existing iron rebar set by Weygand; thence continue in a northeasterly direction along the east right-of-way line of said Alabama Highway #119 for a distance of 679.80 feet, more or less, to the point of beginning. Containing 22.92 acres, more or less.

Part of Tax Parcel No. 03-9-32-0-001-005.001

EXHIBIT B

Description of the Ground Lease

That certain Ground Lease dated as of November 20, 2003 between Seton Property Corporation of North Alabama (the "Landlord") and SunTrust Equity Funding, LLC (the "Tenant") which demises the property described on Exhibit A hereto. The Ground Lease is evidenced of record by an instrument dated as of November 20, 2003 which was recorded November 25, 2003 with the Shelby County, Alabama Judge of Probate's Office as Document No. 20031125000773090.