



20220421000163730 1/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

This instrument prepared by
and upon recording return to:

James L. Webb
Bradley Arant Boult Cummings LLP
One Federal Place
1819 5th Avenue North
Birmingham, AL 35203
205-521-8200

STATE OF ALABAMA)

SHELBY COUNTY)

**MORTGAGE, SECURITY AGREEMENT
AND ASSIGNMENT OF RENTS AND LEASES**

THIS MORTGAGE, security agreement and assignment of rents and leases (this "mortgage") is made and entered into as of the 19th day of April, 2022, by **CCC-Birmingham 119 LLC**, a Delaware limited liability company, whose address is 431 Office Park Drive, Birmingham, Alabama 35233, Attention: Robert Howland (the "Mortgagor"), in favor of **First Horizon Bank**, a Tennessee banking corporation, whose address is 2340 Woodcrest Place, Birmingham, Alabama 35209, Attention: John Turner (in such capacity, the "Administrative Agent"), for itself and on behalf of the financial institutions from time to time designated as "Lenders" pursuant to the Loan Agreement (as hereafter defined), and its and their respective successors and assigns (the Administrative Agent, and its successors and assigns, on behalf of the Lenders being hereafter referred to as the "Mortgagee").

Recitals

A. The Mortgagor is, or hereafter shall be, justly indebted to the Lenders in the principal sum of \$35,626,000 (the "Loan"), in accordance with the terms of a Construction Loan Agreement of even date herewith by and between Mortgagor and Lender (as may be amended or restated from time to time, the "Loan Agreement"). This indebtedness of Mortgagor with respect to the Loan is evidenced by one or more separate Promissory Notes made payable by the Mortgagor to the order of the Lenders in the aggregate principal amount of the Loan (as the same may be modified, amended, supplemented, renewed and/or restated from time to time, being hereafter referred to collectively as the "Notes").

B. To secure the Notes, and to induce the Lenders to extend credit to the Mortgagor on the strength of the security provided by this mortgage and convey the property described herein to the Mortgagee as hereinafter set forth, the Mortgagor has agreed to execute and deliver this mortgage to the Mortgagee.

Agreement



20220421000163730 2/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and to secure the payment of the following (hereinafter collectively referred to as the "Debt"):

(1) the payment of the debt evidenced by the Notes, and interest thereon and any and every extension, renewal and modification thereof, or of any part thereof, and all interest on all such extensions, renewals and modifications;

(2) all liabilities, obligations, indebtedness, covenants and duties now or hereafter owing by the Mortgagor or any other Person to the Administrative Agent or any of the Lenders under any of the Loan Documents (including under any Hedge Agreement as defined in the hereafter defined Loan Agreement), whether direct or indirect, absolute or contingent, due or to become due, now existing or hereafter arising, and including without limitation, all interest and fees that accrue after the commencement of any bankruptcy or insolvency proceeding, regardless of whether such interest or fees are allowed claims in such proceeding; and

(3) the compliance with all of the stipulations, covenants, agreements, representations, warranties and conditions contained in this mortgage;

the Mortgagor does hereby grant, bargain, sell and convey unto the Mortgagee, its successors and assigns, on behalf of the Lenders, all right, title and interest of the Mortgagor, now or hereafter acquired, in and to the property and interests in property described in the following Granting Clauses A through H, both inclusive, and does grant to the Mortgagee a security interest in said property and interests in property:

- A. The real estate described on Exhibit A attached hereto and made a part hereof (the "Real Estate") and all improvements, structures, buildings, appurtenances and fixtures now or hereafter situated thereon (the "Improvements").
- B. All (i) streets, roads, alleys, permits, easements, licenses, rights-of-way, rights of ingress and egress, vehicle parking rights and public places, existing or proposed, abutting, adjacent, used in connection with or pertaining to the Real Estate or the Improvements; (ii) strips or gores between the Real Estate and abutting or adjacent properties; (iii) options to purchase the Real Estate or the Improvements or any portion thereof or interest herein, and any greater estate in the Real Estate or Improvements; (iv) water, water rights (whether riparian, appropriative or otherwise and whether or not appurtenant) and water stock, timber, crops and mineral interests on or pertaining to the Real Estate; (v) development rights and credits and air rights and (vi) other contracts, privileges, immunities, tenements and hereditaments now or hereafter pertaining to or affecting the Real Estate or the Improvements.
- C. (i) All leases, written or oral, and all usufructs and agreements for use or occupancy of any portion of the Real Estate or the Improvements with respect to which the Mortgagor is the lessor, any and all extensions and renewals of said leases and agreements and any and all further leases or agreements, now existing



20220421000163730 3/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

or hereafter made, including subleases thereunder, upon or covering the use or occupancy of all or any part of the Real Estate or the Improvements (all such leases, subleases, agreements and tenancies heretofore mentioned, being hereinafter collectively referred to as the "Leases");

(ii) any and all guaranties of the lessee's and any sublessee's performance under any of the Leases;

(iii) the immediate and continuing right to collect and receive all of the rents, income, receipts, revenues, issues and profits now due or which may become due or to which the Mortgagor may now or shall hereafter (including during the period of redemption, if any) become entitled or may demand or claim, arising or issuing from or out of the Leases or from or out of the Real Estate or any of the Improvements, or any part thereof, including, but not limited to, minimum rents, additional rents, percentage rents, common area maintenance charges, parking charges, tax and insurance premium contributions, and liquidated damages during the continuance of an Event of Default, the premium payable by any lessee upon the exercise of any cancellation privilege provided for in any of the Leases, and all proceeds payable under any policy of insurance covering loss of rents resulting from untenability caused by destruction or damage to the Real Estate or the Improvements, together with any and all rights and claims of any kind that the Mortgagor may have against any such lessee under the Leases or against any subtenants or occupants of the Real Estate or any of the Improvements, all such moneys, rights and claims in this paragraph described being hereinafter referred to as the "Rents"; provided, however, so long as no Event of Default has occurred and is continuing, the Mortgagor shall have the right under a license granted hereby to collect, receive and retain the Rents (but not prior to accrual thereof); and

(iv) any award, dividend or other payment made hereafter to the Mortgagor in any court procedure involving any of the lessees under the Leases in any bankruptcy, insolvency or reorganization proceedings in any state or federal court and any and all payments made by lessees in lieu of rent. The Mortgagor hereby appoints the Mortgagee as the Mortgagor's irrevocable attorney in fact to appear in any action and/or to collect any such award, dividend or other payment.

D. All building and construction materials and supplies, inventory, equipment, fixtures, systems, machinery, furniture, furnishings, goods, tools, apparatus and fittings of every kind or character, tangible and intangible (including software embedded therein), now owned or hereafter acquired by the Mortgagor for the purpose of, or used or useful in connection with, the complete and proper planning, development, use, occupancy or operation of the Real Estate and Improvements, or acquired (whether delivered to the Real Estate or elsewhere) for use or installation in or on the Real Estate or the Improvements, wherever the same may be located, which are now or hereafter attached to or situated in, on or about the Real Estate and the Improvements, including, without limitation, all lumber and lumber products, bricks, stones, building blocks, sand, cement,



20220421000163730 4/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

roofing materials, paint, doors, windows, hardware, nails, wires, wiring, engines, boilers, furnaces, tanks, motors, generators, switchboards, elevators, escalators, plumbing, plumbing fixtures, air-conditioning and heating equipment and appliances, electrical and gas equipment and appliances, stoves, refrigerators, dishwashers, hot water heaters, garbage disposers, trash compactors, other appliances, carpets, rugs, window treatments, lighting, fixtures, pipes, piping, decorative fixtures, and all other building and construction materials and supplies, equipment and fixtures of every kind and character used or useful in connection with the Improvements, and all renewals and replacements of, substitutions for and additions to any of the foregoing.

- E. All (i) plans and specifications for the Improvements, (ii) the Mortgagor's rights, but not liability for any breach by the Mortgagor, under all commitments (including any commitments for financing to pay any of the Debt), insurance policies (or additional or supplemental coverage related thereto, including from an insurance provider meeting the requirements of the Loan Documents or from or through any state or federal government-sponsored program or entity), interest rate protection agreements, contracts and agreements for the design, construction, renovation, operation or inspection of the Improvements and other contracts and general intangibles (including payment intangibles and any trademarks, trade names, goodwill, software and symbols) related to the Real Estate or the Improvements or Personal Property (hereafter defined) or the operation thereof, (iii) deposits and deposit accounts arising from or relating to any transactions related to the Real Estate or the Improvements or Personal Property (including the Mortgagor's right in tenants' security deposits, deposits with respect to utility services to the Real Estate, and any deposits, deposit accounts or reserves hereunder or under any other Loan Document for taxes, insurance or otherwise), (iv) rebates or refunds of impact fees or other taxes, assessments or charges, money, accounts (whether tangible or electronic) arising from or by virtue of any transactions related to the Real Estate or Improvements, (v) permits, licenses, franchises, certificates, development rights, commitments and rights for utilities, and other rights and privileges obtained in connection with the Real Estate and Improvements, (vi) as-extracted collateral produced from or allocated to the Real Estate, including oil, gas and other hydrocarbons and other minerals and all products processed or obtained therefrom and the proceeds thereof, and (vii) engineering, accounting, title, legal and other technical or business data concerning the Real Estate and Improvements, including software, which are in the possession of the Mortgagor or in which the Mortgagor can otherwise grant a security interest.
- F. All (i) accounts and proceeds (whether cash or non-cash and including payment intangibles), of or arising from the properties, rights, titles and interests referred to hereinabove, including the proceeds of any sale, lease or other disposition thereof, proceeds of each policy of insurance, present and future (or additional or supplemental coverage related thereto, including from an insurance provider meeting the requirements of the Loan Documents or from or through any state or federal government-sponsored program or entity), payable because of a loss



20220421000163730 5/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

sustained to all or part of the Real Estate or Improvements (including premium refunds), proceeds of the taking thereof or of any rights appurtenant thereto, including change of grade of streets, curb cuts or other rights of access, by condemnation, eminent domain or transfer in lieu thereof for public or quasi-public use under any law, proceeds arising out of any damage thereto, including any and all commercial tort claims, (ii) letter-of-credit rights (whether or not the letter of credit is evidenced by writing) the Mortgagor now has or hereafter acquires relating to the properties, rights, title and interests referred to herein, (iii) commercial tort claims the Mortgagor now has or hereafter acquires relating to the properties, rights, title and interests referred to herein, and (iv) other interests of every kind and character which the Mortgagor now has or hereafter acquires in, or for the benefit of the properties, rights, titles and interests referred to hereinabove and all property used or useful in connection therewith, including rights of ingress and egress and remainders, reversions and reversionary rights or interests.

- G. Any and all other real or personal property of every kind and nature from time to time hereafter by delivery or by writing of any kind conveyed, mortgaged, pledged, assigned or transferred to the Mortgagee, or in which the Mortgagee is granted a security interest, as and for additional security hereunder by the Mortgagor, or by anyone on behalf of, or with the written consent of, the Mortgagor.
- H. Any and all intangible rights, interests and properties of Mortgagor relating to the Real Estate or Improvements or any part thereof, and necessary or desirable for the continued ownership, use, operation, leasing or management thereof, whether now or hereafter existing, including any trademarks, servicemarks, logos or trade names relating to the Real Estate or Improvements or by which the Real Estate or Improvements or any part thereof may be known and any other franchises or other agreements relating to services in connection with the use, occupancy, or maintenance of the Real Estate or Improvements, instruments, actions or rights in action and all intangible property and rights relating to the Real Estate or Improvements.
- I. Any and all accounts receivable, insurance policies, contract rights, interests, rights under all oil, gas and mineral leases and agreements and all benefits arising therefrom, and all other claims, both at law and in equity, relating to the Real Estate or Improvements, which Mortgagor now has or may hereafter acquire.
- J. Any and all estate, interest, right, title and other claim or demand which Mortgagor now has or may hereafter acquire in any and all awards or payments relating to the taking by eminent domain, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Real Estate or Improvements, including all awards resulting from a change of grade of any street and awards for severance damages, together, in all cases, with all interest thereon.



20220421000163730 6/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

- K. Any and all proceeds of, and any unearned premiums on, insurance policies covering all or any part of the Real Estate or Improvements, including the right to receive and apply the proceeds of all insurance or judgments related to the Real Estate or Improvements, or settlements made in lieu thereof.
- L. Any and all estate, interest, right, title and other claim or demand which Mortgagor now has or may hereafter acquire against anyone with respect to any damage to all or any part of the Real Estate or Improvements, including damage arising or resulting from any defect in or with respect to the design or construction of all or any part of the Improvements.
- M. All proceeds and products of, additions and accretions to, substitutions and replacements for, and changes in any of the property referred to in Granting Clauses A through L hereinabove.

(All of the property and interests in property described in the foregoing Granting Clauses A through M, both inclusive, are herein sometimes collectively called the "Property." The personal property described in Granting Clauses D, E and F and all other personal property covered by this mortgage are herein sometimes collectively called the "Personal Property.")

SUBJECT, HOWEVER, to the easements, rights-of-way and other exceptions described on Exhibit C hereto ("Permitted Exceptions").

TO HAVE AND TO HOLD the above described Property unto the Mortgagee, its successors and assigns forever, to secure the repayment of the Debt.

1. Future Advance Mortgage. This mortgage is a future advance mortgage and the \$35,626,000 debt evidenced by the Notes is to be advanced by the Mortgagee to the Mortgagor in accordance with the terms of the Loan Agreement. Unless otherwise defined herein, capitalized terms shall have the meaning assigned to them in the Loan Agreement.

2. Warranties of Title. The Mortgagor covenants with the Mortgagee that the Mortgagor is lawfully seized in fee simple of the Real Estate, subject to the Permitted Exceptions and is the lawful owner of, and has good title to, the Personal Property, Improvements and other Property and has a good right to sell and convey the Property as aforesaid; that the Property is free of all encumbrances, unless otherwise provided hereinbefore; and that the Mortgagor will warrant and forever defend the title to the Property unto the Mortgagee against the lawful claims of all persons.

3. Maintenance of Lien Priority. The Mortgagor shall take all steps necessary to preserve and protect the validity and priority of the liens on, security interests in, and assignment of, the Property created hereby. The Mortgagor shall execute, acknowledge and deliver such additional instruments as the Mortgagee may deem reasonably necessary in order to preserve, protect, continue, extend or maintain the liens, security interests and assignments created hereby as first liens on, security interests in, and assignments of, the Property, except as otherwise permitted under the terms of this mortgage. All costs and expenses incurred in connection with the protection, preservation, continuation, extension or maintaining of the liens, security interests and assignments hereby created shall be paid by the Mortgagor.



20220421000163730 7/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

4. Representations and Warranties Related to Rents and Leases.

(a) The Mortgagor has good title to the Rents and Leases hereby assigned and good right to assign the same, and no other person, corporation or entity has any right, title or interest therein.

(b) Intentionally omitted.

(c) The Mortgagor has not previously sold, assigned, transferred, mortgaged or pledged the Leases or the Rents, whether now due or hereafter to become due.

(d) No payment of any of the Rents has otherwise been anticipated, waived, released, discounted, set-off or otherwise discharged or compromised, except as otherwise identified to Mortgagee in writing.

(e) No Rents due for any period subsequent to the month next succeeding the date of this mortgage have been collected, and no payment of any of the Rents has otherwise been anticipated, waived, released, discounted, set-off or otherwise discharged or compromised.

(f) The Mortgagor has not received any funds or deposits from any lessee in excess of one month's rent for which credit has not already been made on account of accrued rents.

5. Covenants To Pay Liens and Maintain Insurance. For the purpose of further securing the payment of the Debt, the Mortgagor agrees to: (a) pay all taxes, assessments, and other liens taking priority over this mortgage (hereinafter jointly called "Liens"), and if default then exists and is continuing beyond any applicable notice and cure period in connection with the payment of the Liens, or any part thereof, the Mortgagee, at its option, may pay the same, subject to Mortgagor's right to contest the same in accordance with the terms of the Loan Agreement; (b) keep the Property continuously insured, in accordance with the Loan Agreement. If requested by the Mortgagee during the continuance of an Event of Default beyond any applicable notice and cure period, to further secure the payment of taxes, assessments, other charges and expenses, and premiums on the insurance required herein, the Mortgagor shall deposit with the Mortgagee on the day monthly installments of principal or interest, or both, are due under the Notes (or on another day designated in writing by the Mortgagee), until the Debt is paid in full, an additional amount sufficient to accumulate with the Mortgagee the entire sum required to pay, prior to delinquency, all taxes and assessments against the Property, the premiums for all insurance required herein and in the Loan Agreement. If said deposits are required by the Mortgagee hereunder, the deposits shall be held by the Mortgagee free of any liens or claims on the part of creditors of the Mortgagor and as part of the security of the Mortgagee, and shall be used by the Mortgagee to pay taxes, assessments, insurance premiums and any other charges and expenses contemplated herein, on or related to the Property as the same accrue and are payable. The Mortgagor hereby agrees to execute any additional documents that may be deemed reasonably necessary by the Mortgagee at any time to more fully describe the monthly escrows contemplated herein.

6. Insurance Policies, etc. If the Mortgagor fails to keep the Property insured as specified in the Loan Agreement then, at the election of the Mortgagee and without notice to



20220421000163730 8/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

any person, the Mortgagee may, but shall not be obligated to, insure the Property for its full insurable value (or for such lesser amount as the Mortgagee may wish) against such risks of loss and for the benefit of the Lenders. The proceeds from such insurance shall be applied pursuant to the terms of the Loan Agreement. All amounts spent by the Mortgagee for insurance or for the payment of Liens or for environmental testing or remediation shall become a debt due by the Mortgagor to the Mortgagee and at once payable, upon written notice to the Mortgagor, and shall be secured by this mortgage, and shall bear interest at the rate of interest set forth in the Loan Agreement, or such lesser rate of interest as shall then be the maximum amount permitted by law, from the date of payment by the Mortgagee until paid by the Mortgagor.

7. Condemnation Proceeds, etc. If all or any part of the Property shall be damaged or taken through condemnation (which term when used in this mortgage shall include any damage or taking by any governmental authority or entity having conferred upon it the power of condemnation and any transfer by private sale in lieu hereof), then all such damages, condemnation proceeds and consideration shall be applied pursuant to the terms of the Loan Agreement.

8. Covenant Against Waste. The Mortgagor agrees to take good care of the Real Estate and all Improvements and Personal Property and not to commit or permit any material waste thereon, and at all times to maintain such Improvements and Personal Property in as good condition as they now are, reasonable wear and tear excepted.

9. Hazardous Substances.

(a) Except for hazardous materials and substances and the use thereof required to construct and to operate and maintain the Improvements (which materials and substances must be used, stored and disposed of in accordance with Applicable Law), the Mortgagor shall not make, store, use, treat, release or dispose of any hazardous substances, pollutants or other contaminants ("Prohibited Substances") on or under the Real Estate. If any such Prohibited Substances are nonetheless made, stored, used, treated, released, disposed of or found to exist on or under the Real Estate, the Mortgagor shall give immediate written notice to the Mortgagee of such occurrence or existence. If the Mortgagor fails to keep the Real Estate or Improvements free of such Prohibited Substances, the Mortgagee may, but shall not be obligated to, do or cause to be done such acts as are reasonably necessary in the Mortgagee's opinion to remove and dispose of such Prohibited Substances. All amounts spent by the Mortgagee for the removal and disposal of such Prohibited Substances and the return of the Real Estate and Improvements to a condition free of Prohibited Substances shall become a debt due by the Mortgagor to the Lenders and at once payable upon written notice to Mortgagor, and shall become a part of the Debt secured by this mortgage, to bear interest as provided in the Notes from the date of payment by the Mortgagee until paid by the Mortgagor.

10. Covenants Related to Rents and Leases. The Mortgagor covenants and agrees that the Mortgagor shall:

(a) observe, perform and discharge all material obligations, covenants and warranties provided for under the terms of the Leases to be kept, observed and performed



20220421000163730 9/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

by the Mortgagor, and shall give prompt notice to the Mortgagee in the event the Mortgagor fails to observe, perform and discharge the same;

(b) enforce or secure in the name of the Mortgagee the performance of each material obligation, term, covenant, condition and agreement to be performed by any lessee under the terms of the Leases, except, in each case, in Mortgagor's prudent business judgment, the potential benefits of such enforcement not to warrant the costs to be incurred in connection therewith;

(c) appear in and defend any action or proceeding arising under, occurring out of, or in any manner connected with the Leases or the material obligations, duties or liabilities of the Mortgagor and any lessee thereunder, and, upon request by the Mortgagee to do so in the name and on behalf of the Mortgagee but at the expense of the Mortgagor, and to pay all reasonably out-of-pocket costs and expenses of the Mortgagee and the Lenders, including reasonable attorneys' fees, in any action or proceeding in which the Mortgagee and the Lenders may appear;

(d) not receive or collect any Rents from any present or future lessee of the Real Estate or any of the Improvements, or any part thereof, for a period of more than one month in advance, or pledge, transfer, mortgage or otherwise encumber or assign future payments of the Rents;

(e) other than in the ordinary course of Mortgagor's business, not waive, excuse, condone, discount, set off, compromise, or in any manner release or discharge any lessee of the Real Estate or any of the Improvements of and from any obligations, covenants, conditions and agreements by said lessee to be kept, observed and performed, including the obligation to pay rent in the manner and at the place and time specified in any Lease;

(f) intentionally omitted;

(g) lease the Property only under arms length leases for a rental rate which, in the Mortgagor's best judgment, represents a fair market rental rate;

(h) promptly upon the request of the Mortgagee, furnish the Mortgagee with a current rent roll for the Property; and

(i) promptly upon the execution by the Mortgagor of any future Lease not pertaining to the leasing of an apartment by a resident, (i) furnish the Mortgagee with the name and address of the lessee thereunder, the term of such Lease and a description of the premises covered thereby and, upon request of the Mortgagee, a copy of such Lease, and (ii) execute all such further assignments of such Lease and the Rents therefrom as the Mortgagee may require.

11. Intentionally Deleted.

12. Covenant Against Sale, Lease or Transfer, etc. Notwithstanding any other provision of this mortgage or the Notes, and except as otherwise permitted by the Loan



20220421000163730 10/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

Documents, if the Real Estate or the Improvements, or any part thereof, or any interest therein, is sold, leased, conveyed or transferred, without the Mortgagee's prior written consent, which shall not be unreasonably withheld, conditioned, or delayed, or if the Real Estate or the Improvements, or any part thereof, or any interest therein, becomes subject to any additional lien, mortgage or other encumbrance, either voluntarily or involuntarily, without the Mortgagee's prior written consent, the Mortgagee, on behalf of the Lenders (and subject in all respects to the consent requirements set forth in the Loan Agreement), may, at its sole option: (a) declare the Debt immediately due and payable in full; or (b) require the payment, after the date of such sale, lease, conveyance or transfer, of a higher rate of interest on the unpaid principal portion of the Debt as a condition to not exercising such option to accelerate the Debt, whether such rights be exercised by the Mortgagee to obtain a higher rate of interest on the Debt or to protect the security of this mortgage.

13. Defeasance. This mortgage is made upon the condition that if the Mortgagor pays the Debt, and reimburses the Mortgagee for any amounts the Mortgagee has paid in respect of Liens or insurance premiums, and interest thereon, and fulfills all of its other obligations under this mortgage, this conveyance shall be null and void and may be canceled of record at the request and expense of the Mortgagor.

14. Events of Default. The occurrence and continuance of any "Event of Default" (as such term is defined in the Loan Agreement) under the Loan Agreement shall constitute an Event of Default under this mortgage.

15. Rights and Remedies of Mortgagee During Continuance of an Event of Default.

(a) Acceleration of Debt. Upon the occurrence and continuance of an Event of Default beyond any applicable notice and cure period, the Mortgagee may at its option and upon written notice to the Mortgagor, declare all or any part of the Debt immediately due and payable, whereupon all such Debt shall forthwith become due and payable, without presentment, demand, protest or further notice of any kind, all of which are hereby expressly waived by the Mortgagor, and the Mortgagee may immediately enforce payment of all such amounts and may exercise any or all of its rights and remedies under this mortgage, the Notes, any of the other Security Documents and Applicable Law. The Mortgagor also waives any and all rights the Mortgagor may have to a hearing before any judicial authority prior to the exercise by the Mortgagee of any of its rights under this mortgage, the Notes, any of the other Security Documents and Applicable Law.

(b) Access to Property; Operation of Property by Mortgagee. Upon the occurrence and continuance of an Event of Default beyond any applicable notice and cure period, in addition to all other rights herein conferred on the Mortgagee, the Mortgagee (or any person, firm or corporation designated by the Mortgagee) may, but will not be obligated to, enter upon, and without taking possession thereof, inspect or cause to be inspected, the Property, including testing for hazardous substances, and/or to take possession of any or all of the Property, exclude the Mortgagor therefrom, and hold, use, administer, manage and operate the same to the extent that the Mortgagor could do so, without any liability to the Mortgagor resulting therefrom; and the Mortgagee may



20220421000163730 11/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

collect, receive and receipt for all proceeds accruing from such operation and management, make repairs and purchase needed additional property, and exercise every power, right and privilege of the Mortgagor with respect to the Property.

(c) Judicial Proceedings; Right to Receiver. Upon the occurrence and continuance of an Event of Default beyond any applicable notice and cure period, the Mortgagee, in lieu of, or in addition to, exercising the power of sale hereinafter given, may proceed by suit to foreclose its lien on, security interest in, and assignment of, the Property, to sue the Mortgagor for damages on account of or arising out of said default or breach, or for specific performance of any provision contained herein, or to enforce any other appropriate legal or equitable right or remedy. The Mortgagee shall be entitled, as a matter of right, upon bill filed or other proper legal proceedings being commenced for the foreclosure of this mortgage, to the appointment by any competent court or tribunal, without notice to the Mortgagor or any other party, of a receiver of the rents, issues and profits of the Property, with power to lease and control the Property and with such other powers as may be deemed necessary.

(d) Foreclosure Sale. Upon the occurrence and continuance of an Event of Default beyond any applicable notice and cure period, this mortgage shall be subject to foreclosure and may be foreclosed as now or hereafter provided by law in case of past due mortgages, and the Mortgagee shall be authorized, at its option, whether or not possession of the Property is taken, after giving twenty-one days notice by publication once a week for three consecutive weeks of the time, place and terms of each such sale by publication in some newspaper of general circulation published in the county wherein the Property or any part thereof is located, to sell the Property (or such part or parts thereof as the Mortgagee may from time to time elect to sell) in front of such county's courthouse door, at public outcry, during the legal hours of sale, to the highest bidder for cash. The Mortgagee, its successors and assigns, may bid at any sale or sales had under the terms of this mortgage and may purchase the Property, or any part thereof, if the highest bidder therefor. The purchaser at any such sale or sales shall be under no obligation to see to the proper application of the purchase money. At any foreclosure sale, any part or all of the Property, real, personal or mixed, may be offered for sale in parcels or en masse for one total price, the proceeds of any such sale en masse to be accounted for in one account without distinction between the items included therein or without assigning to them any proportion of such proceeds, the Mortgagor hereby waiving the application of any doctrine of marshalling or like proceeding. In case the Mortgagee, in the exercise of the power of sale herein given, elects to sell the Property in parts or parcels, sales thereof may be held from time to time, and the power of sale granted herein shall not be fully exercised until all of the Property not previously sold shall have been sold or all the Debt secured hereby shall have been paid in full.

(e) Personal Property and Fixtures. Upon the occurrence and continuance of an Event of Default beyond any applicable notice and cure period, Mortgagee shall have and may exercise with respect to the Personal Property and fixtures included in the Property (the "Collateral") all rights, remedies and powers of a secured party under the Alabama Uniform Commercial Code with reference to the Collateral or any other items in which a security interest has been granted herein, including, without limitation, the



20220421000163730 12/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

right and power to sell at public or private sale or sales or otherwise dispose of, lease or utilize the Collateral and any part or parts thereof in any manner to the fullest extent authorized or permitted under the Alabama Uniform Commercial Code during the existence and continuance of an Event of Default hereunder beyond any applicable notice and cure period, without regard to preservation of the Collateral or its value and without the necessity of a court order. To the extent provided by law, the Mortgagee shall have, among other rights, the right to take possession of the Collateral and to enter upon any premises where the same may be situated for the purpose of repossessing the same without being guilty of trespass and without liability for damages occasioned thereby and to take any action deemed appropriate or desirable by the Mortgagee; at its option and its sole discretion, to repair, restore or otherwise prepare the Collateral for sale, lease or other use or disposition. At the Mortgagee's request, the Mortgagor shall assemble the Collateral and make the Collateral available to the Mortgagee at any place designated by the Mortgagee. To the extent permitted by law, the Mortgagor expressly waives any notice of sale or any other disposition of the Collateral and any rights or remedies of the Mortgagee with respect to, and the formalities prescribed by law relative to, the sale or disposition of the Collateral or to the exercise of any other right or remedy of the Mortgagee during the existence and continuance of an Event of Default beyond any applicable notice and cure period. To the extent that such notice is required and cannot be waived, the Mortgagor agrees that if such notice is given to the Mortgagor in accordance with the provisions of paragraph 28 below, at least five days before the time of the sale or other disposition, such notice shall be deemed reasonable and shall fully satisfy any requirement for giving said notice.

The Mortgagor agrees that the Mortgagee, to the extent provided by law, may proceed to sell or dispose of both the real and personal property comprising the Property in accordance with the rights and remedies granted under this mortgage with respect to the real property covered hereby. The Mortgagor hereby grants the Mortgagee the right, at its option during the existence and continuance of an Event of Default beyond any applicable notice and cure period, to transfer at any time to itself or its nominee the Collateral or any part thereof and to receive the monies, income, proceeds and benefits attributable to the same and to hold the same as Collateral or to apply it on the Debt in such order and amounts and manner as the Mortgagee may elect. To the extent provided by law, the Mortgagor covenants and agrees that all recitals in any instrument transferring, assigning, leasing or making other disposition of the Collateral or any part thereof shall be full proof of the matters stated therein and no other proof shall be required to establish the legal propriety of the sale or other action taken by the Mortgagee and that all prerequisites of sale shall be presumed conclusively to have been performed or to have occurred.

(f) Rents and Leases. Upon the occurrence and continuance of an Event of Default beyond any applicable notice and cure period:

(i) The Mortgagee, at its option, shall have the right, power and authority to exercise and enforce any or all of the following rights and remedies with respect to Rents and Leases:



20220421000163730 13/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

(A) to terminate automatically, without the necessity of taking any action, the license granted to the Mortgagor in Granting Clause C(iii) hereof to collect the Rents, and, without taking possession, in the Mortgagee's own name to demand, collect, receive, sue for, attach and levy the Rents, to give proper receipts, releases and acquittances therefor, and after deducting all necessary and reasonable out-of-pocket costs and expenses of collection, including reasonable attorney's fees, to apply the net proceeds thereof to the Debt in such order and amounts as the Mortgagee may choose (or hold the same in a reserve as security for the Debt);

(B) without regard to the adequacy of the security, with or without any action or proceeding, through any person or by agent, or by a receiver to be appointed by court, to enter upon, take possession of, manage and operate the Property or any part thereof for the account of the Mortgagor, make, modify, enforce, cancel or accept surrender of any Lease, remove and evict any lessee or sublessee, increase or reduce rents, decorate, clean and make repairs, and otherwise do any act or incur any cost or expenses the Mortgagee shall deem proper to protect the security hereof, as fully and to the same extent as the Mortgagor could do if in possession, each in accordance with the terms of the Leases, and in such event to apply any funds so collected to the operation and management of the Property (including payment of reasonable management, brokerage and attorney's fees) and payment of the Debt in such order and amounts as the Mortgagee may choose (or hold the same in reserve as security for the Debt); and

(C) to take whatever legal proceedings may appear necessary or desirable to enforce any obligation or covenant or agreement of the Mortgagor under this mortgage.

(ii) The collection of the Rents and application thereof (or holding thereof in reserve) as aforesaid or the entry upon and taking possession of the Property or both shall not cure or waive any Event of Default or waive, modify or affect any notice of default under this mortgage, or invalidate any act done pursuant to such notice, and the enforcement of such right or remedy by the Mortgagee, once exercised, shall continue for so long as the Mortgagee shall elect, notwithstanding that the collection and application aforesaid of the Rents may have cured the original Event of Default. If the Mortgagee shall thereafter elect to discontinue the exercise of any such right or remedy, the same or any other right or remedy hereunder may be reasserted at any time and from time to time following any subsequent Event of Default.

(g) Application of Proceeds. All payments received by the Mortgagee as proceeds of the Property, or any part thereof, as well as any and all amounts realized by the Mortgagee in connection with the enforcement of any right or remedy under or with



20220421000163730 14/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

respect to this mortgage, to the extent provided by law, shall be applied by the Mortgagee in accordance with the terms of the Loan Agreement.

(h) Multiple Sales. Upon the occurrence and continuance of an Event of Default beyond any applicable notice and cure period, the Mortgagee shall have the option to proceed with foreclosure, either through the courts or by proceeding with foreclosure as provided for in this mortgage, but without declaring the whole Debt due. Any such sale may be made subject to the unmatured part of the Debt secured by this mortgage, and such sale, if so made, shall not in any manner affect the unmatured part of the Debt secured by this mortgage, but as to such unmatured part of the Debt this mortgage shall remain in full force and effect as though no sale had been made under the provisions of this paragraph. Several sales may be made under the provisions of this paragraph without exhausting the right of sale for any remaining part of the Debt whether then matured or unmatured, the purpose hereof being to provide for a foreclosure and sale of the Property for any matured part of the Debt without exhausting any power of foreclosure and the power to sell the Property for any other part of the Debt, whether matured at the time or subsequently maturing.

(i) Waiver of Appraisal Laws. The Mortgagor waives, to the fullest extent permitted by law, the benefit of all laws now existing or hereafter enacted providing for (i) any appraisal before sale of any portion of the Property (commonly known as appraisal laws), or (ii) any extension of time for the enforcement of the collection of the Debt or any creation or extension of a period of redemption from any sale made in collecting the Debt (commonly known as stay laws and redemption laws), whether equitable or statutory.

(j) Prerequisites of Sales. In case of any sale of the Property as authorized by this paragraph 15, all prerequisites to the sale shall be presumed to have been performed, and in any conveyance given hereunder all statements of facts, or other recitals therein made, as to the nonpayment of any of the Debt or as to the advertisement of sale, or the time, place and manner of sale, or as to any other fact or thing, shall be taken in all courts of law or equity as prima facie evidence that the facts so stated or recited are true.

16. Collection Costs. The Mortgagor agrees to pay all costs, including reasonable attorneys' fees, incurred by the Mortgagee and the Lenders in collecting or securing, or attempting to collect or secure, the Debt, or any part thereof, or in defending or attempting to defend the priority of this mortgage against any Lien on the Property, unless this mortgage is herein expressly made subject to any such Lien; and/or all costs incurred in the foreclosure of this mortgage, either under the power of sale contained herein, or by virtue of the decree of any court of competent jurisdiction. The full amount of such costs incurred by the Mortgagee and the Lenders shall be a part of the Debt and shall be secured by this mortgage.

17. No Obligations with Respect to Leases. Neither the Mortgagee nor the Lenders shall by virtue of this mortgage or otherwise assume any duties, responsibilities, liabilities or obligations with respect to Leases, the Improvements, the Personal Property, the Real Estate or any of the other Property (unless expressly assumed by the Mortgagee under a separate agreement in writing), and this mortgage shall not be deemed to confer on the



20220421000163730 15/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

Mortgagee or the Lenders any duties or obligations that would make them directly or derivatively liable for any person's negligent, reckless or willful conduct. The Mortgagor agrees to defend, indemnify and save harmless the Mortgagee and the Lenders from and against any and all claims, causes of action and judgments relating to the Mortgagor's performance of its duties, responsibilities and obligations under Leases and with respect to the Real Estate, the Improvements, the Personal Property, or any of the other Property; provided, however, that no indemnification obligation hereunder shall apply with respect to any liability, loss or damage arising out of or related to the gross negligence, willful misconduct, or violation of law by any Lender or their respective employees, officers, agents, contractors or other representatives.

18. Construction of Mortgage. This mortgage is and may be construed as a mortgage, deed of trust, chattel mortgage, conveyance, assignment, security agreement, pledge, financing statement, hypothecation or contract, or any one or more of them, in order fully to effectuate the lien hereof and the assignment and security interest created hereby and the purposes and agreements herein set forth.

19. Successors and Assigns. All covenants and agreements herein made by the undersigned shall bind the undersigned and the heirs, personal representatives, successors and assigns of the undersigned; and every option, right and privilege herein reserved or secured to the Mortgagee shall inure to the benefit of the Mortgagee's successors and assigns.

20. Waiver and Election. The exercise by the Mortgagee of any option given under the terms of this mortgage shall not be considered as a waiver of the right to exercise any other option given herein, and the filing of a suit to foreclose the lien, security interest and assignment granted by this mortgage, either on any matured portion of the Debt or for the whole of the Debt, shall not be considered an election so as to preclude foreclosure under power of sale after a dismissal of the suit; nor shall the publication of notices for foreclosure preclude the prosecution of a later suit thereon. No failure or delay on the part of the Mortgagee in exercising any right, power or remedy under this mortgage shall operate as a waiver thereof, nor shall any single or partial exercise of any such right, power or remedy preclude any other or further exercise thereof or the exercise of any other right, power or remedy hereunder or thereunder. The remedies provided in this mortgage and in the other Security Documents are cumulative and not exclusive of any remedies provided by law. No amendment, modification, termination or waiver of any provisions of this mortgage or any of the Security Documents, nor consent to any departure by the Mortgagor therefrom, shall be effective unless the same shall be in writing and signed by an executive officer of the Mortgagee, as Administrative Agent for the Lenders, and then such waiver or consent shall be effective only in this specific instance and for the specific purpose for which given. No notice to, or demand on, the Mortgagor in any case shall entitle the Mortgagor to any other or further notice or demand in similar or other circumstances.

21. Landlord-Tenant Relationship. Any sale of the Property under this mortgage shall, without further notice, create the relationship of landlord and tenant at sufferance between the purchaser and the Mortgagor.

22. Enforceability. If any provision of this mortgage is now or at any time hereafter becomes invalid or unenforceable, the other provisions hereof shall remain in full force



20220421000163730 16/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

and effect, and the remaining provisions hereof shall be construed in favor of the Mortgagee to effectuate the provisions hereof.

23. Application of Payments. If the lien, assignment or security interest created by this mortgage is invalid or unenforceable as to any part of the Debt or is invalid or unenforceable as to any part of the Property, the unsecured or partially secured portion of the Debt shall be completely paid prior to the payment of the remaining and secured or partially secured portion of the Debt, and all payments made on the Debt, whether voluntary or under foreclosure or other enforcement action or procedures, shall be considered to have been first paid on, and applied to, the full payment of that portion of the Debt which is not secured or not fully secured by said lien, assignment or security interest created hereby.

24. Meaning of Particular Terms. Whenever used, the singular number shall include the plural and the plural the singular, and pronouns of one gender shall include all genders; and the words "Mortgagor" and "Mortgagee" shall include their respective successors and assigns. Plural or singular words used herein to designate the undersigned shall be construed to refer to the maker or makers of this instrument, whether one or more natural persons, corporations, associations, partnerships, limited liability companies or other entities.

25. Advances by the Mortgagee. If the Mortgagor shall fail to comply with the provisions hereof with respect to the securing of insurance, the payment of Liens, the keeping of the Property in repair, the performance of the Mortgagor's obligations under any Lease, the payment of any prior mortgages, or the performance of any other term or covenant herein contained, the Mortgagee may (but shall not be required to) make advances to perform the same, and where necessary enter the Property for the purpose of performing any such term or covenant. The Mortgagor agrees to repay all such sums advanced upon demand, with interest from the date such advances are made, at the rate provided for in the Notes, or the highest rate permitted by law, whichever shall be less, and all sums so advanced with interest shall be a part of the Debt and shall be secured hereby. The making of any such advances shall not be construed as a waiver by the Mortgagee of any Event of Default resulting from the Mortgagor's failure to pay the amounts paid.

26. Release or Extension by the Mortgagee. The Mortgagee, without notice to the Mortgagor and without in any way affecting the rights of the Mortgagee hereunder as to any part of the Property not expressly released, may release any part of the Property or any person liable for any of the Debt and may agree with any party with an interest in the Property to extend the time for payment of all or any part of the Debt or to waive the prompt and full performance of any term, condition or covenant of the Notes, any of the Security Documents, this mortgage or any other instrument evidencing or securing the Debt.

27. Partial Payments. Acceptance by the Mortgagee of any payment of less than the full amount due on the Debt shall be deemed acceptance on account only, and the failure of the Mortgagor to pay the entire amount then due shall be and continue to constitute an Event of Default, and at any time thereafter and until the entire amount due on the Debt has been paid, the Mortgagee shall be entitled to exercise all rights conferred on it by the terms of this mortgage in case of the occurrence and continuance of an Event of Default.



20220421000163730 17/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

28. Addresses for Notices. All notices, requests, demands and other communications provided for hereunder shall be delivered in accordance with the terms of Section 12.1 of the Loan Agreement.

29. Titles. All section, paragraph, subparagraph or other titles contained in this mortgage are for reference purposes only, and this mortgage shall be construed without reference to said titles.

30. Governing Law. This Deed of Trust shall be construed in accordance with and governed by the laws of the State of Alabama.

31. Agency. Mortgagor acknowledges and agrees that the Administrative Agent is the administrative agent for the Lenders designated in the Loan Agreement, and the Administrative Agent is entitled to act on behalf of such Lenders in connection with the enforcement of this mortgage, subject in all respects to the consent requirements set forth in the Loan Agreement. Whenever in this mortgage, the Mortgagee is entitled to take any action, the Mortgagor acknowledges and agrees that such action may be taken by the Administrative Agent on behalf of the Lenders. Any notice under this mortgage made by the Administrative Agent shall be deemed to be a notice made by the Lenders, and any notice to the Administrative Agent shall be deemed to be a notice to the Lenders.



20220421000163730 18/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

IN WITNESS WHEREOF, the Mortgagor has caused this mortgage to be executed by its duly authorized representative as of the date first written above.

CCC-Birmingham 119 LLC, a Delaware limited liability company

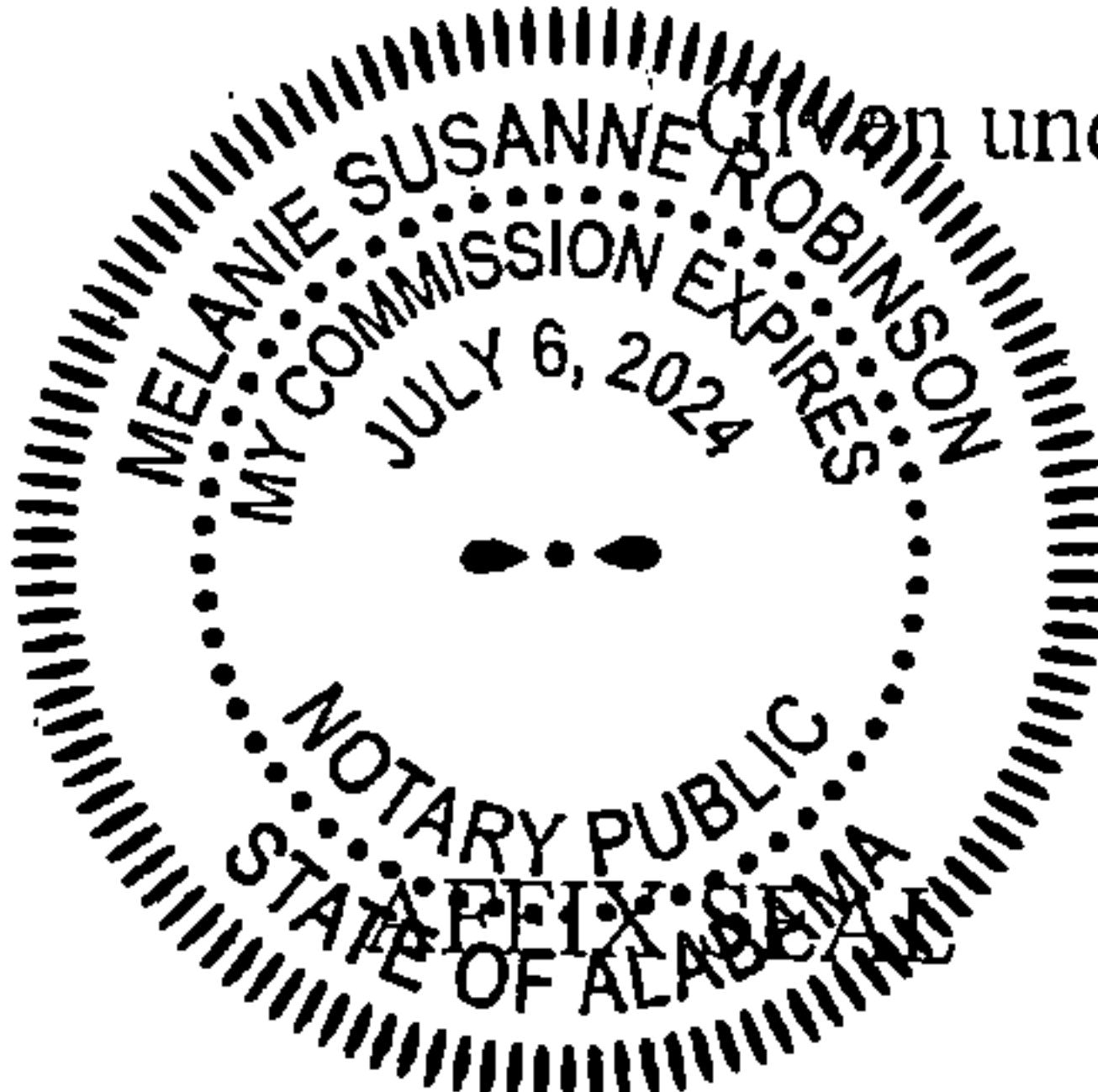
By: *Benjamin W. Walker, IV*
Name: Benjamin W. Walker, IV
Title: Authorized Person

STATE OF ALABAMA)

JEFFERSON COUNTY)

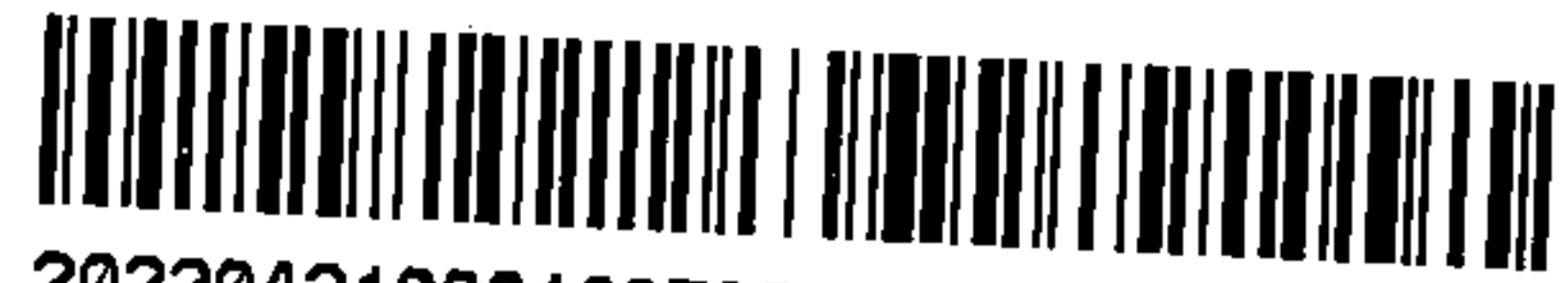
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Benjamin W. Walker, IV, whose name as Authorized Person of CCC-Birmingham 119 LLC, a Delaware limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Authorized Person and with full authority, executed the same voluntarily for and as the act of said limited liability company.

done under my hand and official seal this the 13th day of April, 2022.



Melanie Susanne Robinson
Notary Public

My commission expires: 07/06/2024



20220421000163730 19/20 \$53518.00
Shelby Cnty Judge of Probate, AL
04/21/2022 10:37:29 AM FILED/CERT

EXHIBIT A
TO
MORTGAGE, SECURITY AGREEMENT
AND ASSIGNMENT OF RENTS AND LEASES

[Legal Description]

Lot 1 according to Capstone's Addition to Cahaba Valley Rd Plat No. 1, as recorded in Map Book 56, Page 7, in the Probate Office of Shelby County, Alabama.

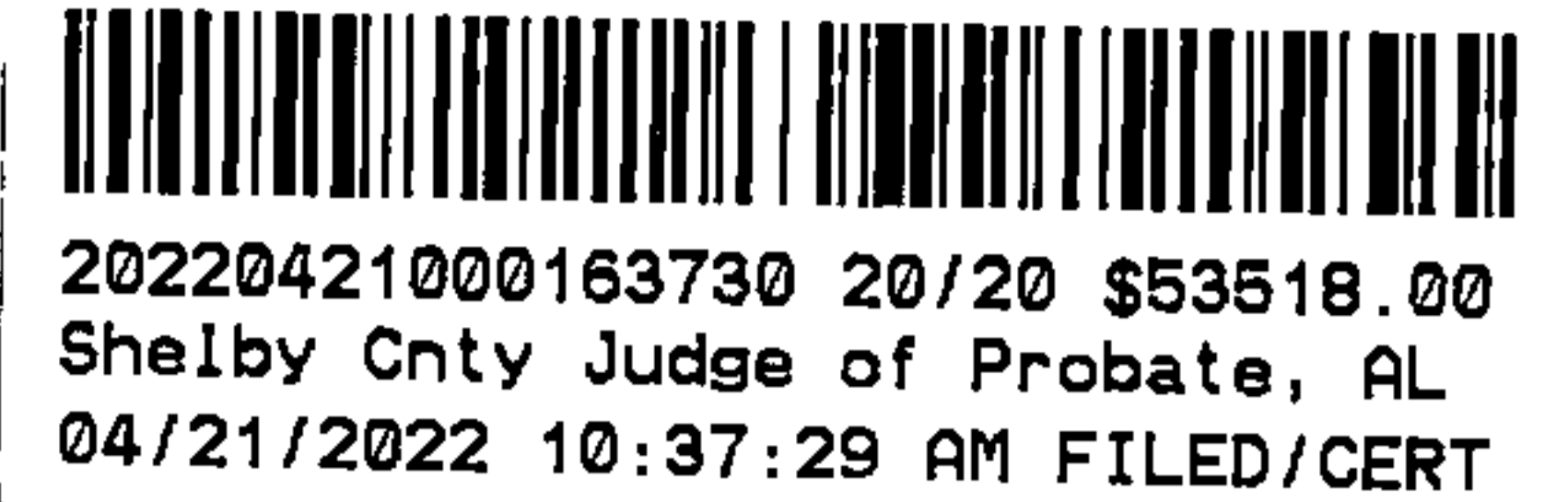


EXHIBIT B
TO
MORTGAGE, SECURITY AGREEMENT
AND ASSIGNMENT OF RENTS AND LEASES

[Permitted Exceptions]

1. All taxes for the year 2022 and subsequent years, not yet due and payable.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Exhibit B.
3. Easement granted Alabama Power Company by instrument recorded in Deed Book 109, Page 501, as affected by Statutory Warranty Deed recorded in Instrument No. 201410001000 308310.
4. Right of Way Easement granted South Central Bell Telephone Company by instrument recorded in Real 21, Page 886 and shown on survey by Derek S. Meadows, PLS No. 29996 of Gonzales, Strength & Associates, Inc. dated January 22, 2021, last revised April 14, 2022, and designated Project No. 20-0162, hereinafter referred to as "the Survey".
5. Rights of the United States of America, State of Alabama and/or other parties to that portion Lee Branch running through the land described in Exhibit A.
6. Storm Water Practices Maintenance Agreement and Restrictive Covenant recorded in Instrument No. 20211217000597800.
7. The following matters shown on survey by Derek S. Meadows, PLS 29996 for Gonzales, Strength & Associates, Inc. dated January 22, 2021, last revised April 14, 2022 and designated Project No. 20-0162:
 - a. Chain link, barbed wire and hog wire fences and barn situated inside the Southerly portion of subject property.
 - b. Overhead power lines on westerly portion of Lot 5-A and westerly boundary line of subject property.
 - c. Fenced power boxes and underground power and telephone lines.situated on the westerly portion of subject property.
 - d. Thirty-six inch CMP situated on the southwesterly portion of Lot 5-A.
8. Variable width waterline easement dedicated on plat of Cahaba Valley Road, Plat No. 1 recorded in Map Book 56, Page 7.