



FOLLOW INSTRUCTIONS (front and back) CAREFULLY

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

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

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

4. This FINANCING STATEMENT covers the following collateral:

The property described on Schedule "I" attached hereto and made a part hereof as if set out fully herein.

FILING OFFICE COPY — NATIONAL UCC FINANCING STATEMENT (FORM UCC1) (REV. 07/29/98)

SCHEDULE "I"

TO

FINANCING STATEMENT (UCC-1)

Debtor/Mortgagor: Providence Park Partners, L.L.C.

Secured Party/Mortgagee: Compass Bank

+++++

The following (hereinafter "Mortgaged Property"):

- a) The Land situated in Shelby County, Alabama and described on Exhibit "A" attached hereto and incorporated herein by this reference;
- b) Together with all buildings, equipment, machinery, structures, and improvements of every nature whatsoever now or hereafter situated on the Land, and all fixtures, fittings, buildings, materials, machinery, equipment, furniture and furnishings and personal property of every nature whatsoever now or hereafter owned by the Mortgagor and used or intended to be used in connection with or with the operation of the Mortgaged Property, and the buildings, structures or other improvements located thereon, including all extensions, additions, improvements, betterments, renewals, substitutions, replacements and accessions to any of the foregoing, whether such fixtures, fittings, building materials, machinery, equipment, furniture, furnishings and personal property are actually located on or adjacent to the Land or not and whether in storage or otherwise wheresoever the same may be located;
- c) Together with all easements, rights of way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, licenses, rights, titles, interest, privileges, liberties, tenements, hereditaments, and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the Mortgaged Property, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by the Mortgagor, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever at law, as well as in equity, of the Mortgagor of, in and to the same, including but not limited to: i) all rents, royalties, profits, issues and revenues of the Mortgaged Property from time to time accruing, whether under leases or tenancies now existing or hereafter created; and ii) all judgments, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of the Mortgaged Property or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the Mortgaged Property or the improvements thereon or any part thereof, or to any rights appurtenant thereto, including any award for change of grade of streets. Mortgagee is hereby authorized on behalf of and in the name of Mortgagor to execute and deliver valid acquittance for, and appeal from, any such judgments or awards. Mortgagee may apply all such sums or any part thereof so received, after the payment of all its expenses, including costs and attorney's fees, on any of the indebtedness secured hereby in such manner as it elects or, at its option, the entire amount or any part thereof so received may be released;
- d) Together with all contract and contract rights now existing or hereafter arising which are related to the operation of the property described in Exhibit "A", reserving to Borrower, however, as long as Borrower is not in default, the right to receive the benefits of such contracts and said contract rights.
- e) Together with all leases, written or oral, and all agreements for use or occupancy of any portion of the Mortgaged Property 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 or hereafter made, including subleases thereunder, upon or covering the use or occupancy of all or any part of the Mortgaged Property (all such leases,

subleases, agreements and tenancies heretofore mentioned, being hereinafter collectively referred to as the "Leases");

f) Together with any and all guaranties of the lessees' and any sublessees' performance under any of the Leases;

g) Together with 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 Mortgaged Property 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 following 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 Mortgaged Property, 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 Mortgaged Property (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, the Mortgagor shall have the right under a license granted hereby to collect, receive and retain the Rents (but not prior to accrual thereof);

h) Together with 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. 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;

i) Together with any awards hereafter made for any taking of or injury to said Mortgaged Property through eminent domain or otherwise, including awards or damages for change of grade, and also any return premiums or other payments upon any insurance at any time provided for the benefits of Mortgagee, all of which awards, damages, premiums, and payments are hereby assigned to Mortgagee and may be at any time collected by it; and

j) All cash and non-cash proceeds and all products of any of the foregoing items or types of property described above, including, but not limited to, all insurance, contract and tort proceeds and claims.

EXHIBIT "A"

Legal Description of Property

BUILDING 2100:

A parcel of land located in the Northeast quarter of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 15; thence in a Northerly direction along the Westerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 316.55 feet; thence continue Northerly along the same course 639.07 feet to a point to the Southeasterly right-of-way line of Buckton Road; thence an interior angle left of 131 degrees 08 minutes 35 seconds left in a Northeasterly direction along said Southeasterly right-of-way line, a distance of 4.18 feet to the beginning of a curve to the left having a radius of 312.26 feet and a central angle of 22 degrees 03 minutes 10 seconds; thence continue in a Northeasterly direction along arc of said curve and right-of-way line, a distance of 120.19 feet to end said curve; thence continue in a Northeasterly direction along line tangent to said curve and right-of-way line a distance of 195.50 feet to the beginning of a curve to the left having radius of 424.18 feet and a central angle of 14 degrees 27 minutes 30 seconds; thence continue in a Northeasterly direction along arc of said curve and right-of-way line, a distance of 107.05 feet to the end of said curve; thence continue in a Northeasterly direction and along a line tangent to said curve and right-of-way line, distance of 28.48 feet; thence 45 degrees 17 minutes 50 seconds right in a Northeasterly direction and along said right-of-way line a distance of 70.34 feet to a point on the Southerly right-of-way line of Valleydale Road; thence 45 degrees 17 minutes 50 seconds right in a Southeasterly direction and along said Southerly right-of-way line, a distance of 166.82 feet to the PC of a curve to the left having a radius of 1185.91 feet and a central angle of 12 degrees 17 minutes 47 seconds; thence continue in a Northeasterly direction along arc of said curve 254.51 feet; thence South 37 degrees 59 minutes 53 seconds East a distance of 307.56 feet to a point; thence South 56 degrees 59 minutes 09 seconds East a distance of 23.81 feet to a point; thence North 84 degrees 25 minutes 40 seconds East a distance of 16.08 feet to a point; thence South 70 degrees 32 minutes 26 seconds East a distance of 11.89 feet to a point; thence North 52 degrees 06 minutes 43 seconds East a distance of 45.00 feet to a point; thence North 17 degrees 49 minutes 15 seconds West a distance of 10.65 feet to the point of beginning; thence North 37 degrees 59 minutes 53 seconds West a distance of 85.00 feet to a point; thence North 52 degrees 06 minutes 43 seconds East a distance of 90.00 feet to a point; thence South 37 degrees 59 minutes 53 seconds East a distance of 85.00 feet; thence South 52 degrees 06 minutes 43 seconds West a distance of 90.00 feet to a point to the point of beginning.

INGRESS/EGRESS/PARKING AND UTILITIES EASEMENT:

A parcel of land located in the Northeast quarter of Section 15, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 15; thence in a Northerly direction along the Westerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 316.55 feet; thence continue Northerly along the same course 639.07 feet to a point to the Southeasterly right-of-way line of Buckton Road; thence an interior angle left of 131 degrees 08 minutes 35 seconds left in a Northeasterly direction along said Southeasterly right-of-way line, a distance of 4.18 feet to the beginning of a curve to the left having a radius of 312.26 feet and a central angle of 22 degrees 03 minutes 10 seconds; thence continue in a Northeasterly direction along arc of said curve and right-of-way line, a distance of 120.19 feet to end said curve; thence continue in a Northeasterly direction along line tangent to said curve and right-of-way line a distance 195.50 feet to the beginning of a curve to the left having radius of 424.18 feet and a central angle of 14 degrees 27 minutes 30 seconds; thence continue in a Northeasterly direction along arc of said curve and right-of-way line, a distance of 107.05 feet to the end of said curve; thence continue in a Northeasterly direction and along a line tangent to said curve and right-of-way line, distance of 28.48 feet; thence 45 degrees 17 minutes 50 seconds right in a Northeasterly direction and along said right-of-way line a distance of 70.34 feet to a point on the Southerly right-of-way line of Valleydale Road; thence 45 degrees 17 minutes 50 seconds right in a Southeasterly direction and along said Southerly right-of-way line, a distance of 166.82 feet to the PC of a curve to the left having a radius of 1185.91 feet and a central angle of 12 degrees 17 minutes 47 seconds; thence continue in a Northeasterly direction along arc of said curve 254.51 feet to the point of beginning; thence South 37 degrees 59 minutes 53 seconds East a distance of 307.56 feet to a point; thence South 56 degrees 59 minutes 09 seconds East a distance of 23.81 feet to a point; thence North 84 degrees 25 minutes 40 seconds East a distance of 16.08 feet to a point; thence South 70 degrees 32 minutes 26 seconds East a distance of 11.89 feet; thence South 67 degrees 35 minutes 10 seconds East a distance of 48.34 feet to a point; thence South 37 degrees 53 minutes 17 seconds East a distance of 303.45 feet to a point; thence North 46 degrees 38 minutes 06 seconds East a distance of 263.66 feet to a point; thence North 37 degrees 53 minutes 17 seconds East a distance of 150.00 feet to a point; thence South 52 degrees 06 minutes 43 seconds West a distance of 120.00 feet to a point; thence North 37 degrees 53 minutes 17 seconds West a distance of 50.00 feet to a point; thence South 52 degrees 06 minutes 43 seconds West a distance of 120.00 feet; thence North 37 degrees 53 minutes 17 seconds West 65.00 feet; thence North 52 degrees 06 minutes 43 seconds East a distance of 120.00 feet; thence South 37 degrees 53 minutes 17 seconds East 50.00 feet; thence North 52 degrees 06 minutes 43 seconds East a distance of 120.00 feet; thence South 37 degrees 53 minutes 17 seconds East a distance of 7.48 feet to a point; thence North 14 degrees 15 minutes 46 seconds East a distance of 12.12 feet to a point; thence North 37 degrees 53 minutes 17 seconds West a distance of 50.32 feet to a point; thence South 52 degrees 06 minutes 43 seconds West a distance of 44.55 feet to a point;

thence North 37 degrees 53 minutes 17 seconds West a distance of 65.00 feet; thence South 52 degrees 06 minutes 43 seconds West a distance of 202.77 feet to a point; thence North 37 degrees 53 minutes 17 seconds West a distance of 155.00 feet to the point of beginning; thence South 52 degrees 06 minutes 43 seconds West a distance of 70.00 feet; thence South 37 degrees 53 minutes 17 seconds East 70.00 feet; thence North 52 degrees 06 minutes 43 seconds East a distance of 20.00 feet; thence South 37 degrees 53 minutes 17 seconds East 15.00 feet; thence North 52 degrees 06 minutes 43 seconds East a distance of 74.01 feet; thence North 37 degrees 53 minutes 17 seconds West a distance of 176.13 feet to a point on a curve to the left, along the Southerly right-of-way line of Valleydale Road; thence run Southwesterly along said curve, concave Northerly having a radius of 1171.63 feet a distance of 258.72 feet along said curve to the point of beginning.

Being Situated in Shelby County, Alabama.