

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]
B. SEND ACKNOWLEDGMENT TO: (Name and Address) Corporation Service Company 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 AmStar Entertainment, LLC				
OR	1b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS	1400 Urban Center Drive, Suite 375		CITY Vestavia Hills	STATE AL
1d. <u>SEE INSTRUCTIONS</u>		ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION LLC	1f. JURISDICTION OF ORGANIZATION DE
			1g. ORGANIZATIONAL ID #, if any DE 2889719	<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
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 General Electric Capital Corporation, as Agent				
OR	3b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS	2325 Lakeview Parkway, Suite 700		CITY Alpharetta	STATE GA
			POSTAL CODE 30004	COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

All of Debtor's now owned and hereafter acquired machinery, equipment and other goods which constitute fixtures located on the real estate described on Exhibit A attached hereto and by this reference made a part hereof, and all accessions to, substitutions for and replacements, products and proceeds of all of the foregoing.

The record owner of the real estate is Colonial Realty Limited Partnership. The Debtor is the record owner of a leasehold interest in the real estate.

This statement is to be filed (for record) in the real estate records of Shelby County, Alabama. This financing statement is being filed as additional security for that certain Alabama Leasehold Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by Debtor in favor of Secured Party and recorded concurrently herewith.

5. ALTERNATIVE DESIGNATION (if applicable):	LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	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)		All Debtors		Debtor 1	Debtor 2

8. OPTIONAL FILER REFERENCE DATA

AL-Shelby County

984393-7 BZ13

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UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

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

OR	9a. ORGANIZATION'S NAME AmStar Entertainment, LLC		
	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

OR	11a. ORGANIZATION'S NAME			
	11b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
11c. MAILING ADDRESS		CITY	STATE	POSTAL CODE COUNTRY
11d. SEE INSTRUCTIONS	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)

OR	12a. ORGANIZATION'S NAME			
	12b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
12c. MAILING ADDRESS		CITY	STATE	POSTAL CODE COUNTRY

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 hereto.

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

Colonial Realty Limited Partnership

16. Additional collateral description:

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

EXHIBIT B
TITLE EXCEPTIONS
SHELBY COUNTY, ALABAMA

1. General and special taxes or assessments for 2005 and subsequent years not yet due and payable.
2. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 48, Page 584; Deed Book 48, Page 617; Deed Book 107, Page 133; Deed Book 107, Page 140; Deed Book 107, Page 143; Deed Book 130, Page 52; Deed Book 130, Page 86; Deed Book 130, Page 89; Deed Book 130, Page 91; Deed Book 130, Page 92; Deed Book 130, Page 93; Deed Book 130, Page 94; Deed Book 145, Page 297; Deed Book 169, Page 335; Deed Book 181, Page 212; Deed Book 181, Page 229; Deed Book 207, Page 676; Deed Book 207, Page 669 and Deed Book 262, Page 750.
3. Denial of all existing, future, or potential common law or statutory rights of access between subject property and I-65.
4. Agreement for water line easement to Alabaster Water and Gas Board as recorded in Instrument #1992-21213.
5. Temporary Easement for ingress/egress as reserved in vacation recorded in Instrument # 20040408000184040. Said temporary easement for access shall automatically expire upon construction of the new public road as set out in said vacation.
6. Easements with Covenants and Restrictions as recorded in Instrument Number 20040507000243250; First Amendment recorded in Instrument Number 20040507000243260.
7. Terms and provisions of the lease by and between Colonial Realty Limited Partnership, a Delaware limited partnership, as Landlord, and AmStar Entertainment, LLC, a Delaware limited partnership, as Tenant, dated January 3, 2003, evidenced by that certain Memorandum of Lease between Landlord and Tenant dated _____, as recorded in instrument number _____.