

PREPARED BY AND RETURN TO:
David M. Schwartz, Attorney at Law
P.O. Box 367
Newmarket, New Hampshire 03857-0367

ASSIGNMENT OF MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS

TO SECURE ALL OF THE OBLIGATIONS EVIDENCED BY ITS DEBENTURES in the amount of **\$845,000.00** to be issued for sale in connection with the U.S. Small Business Administration's authorization for a loan guarantee, Loan No. **32625460-00** and in consideration therefore, the FLORIDA BUSINESS DEVELOPMENT CORPORATION d/b/a ALABAMA SMALL BUSINESS CAPITAL located at 6801 Lake Worth Road, Room 209, Lake Worth, Florida 33467, holder of a certain Note, Mortgage and Assignment off Leases and Rents from **EIRE, LLC**, dated June 27, 2008, the Mortgage recorded at Instrument Number 20080630000264720 and the Assignment of Leases and Rents recorded at Instrument Number 20080630000264730, in the Office of Judge of Probate of Shelby County, Alabama, HEREBY ASSIGNS to the U.S. Small Business Administration, located at 801 Tom Martin Drive, Suite #201, Birmingham, AL 35211, the above mentioned Mortgage and Assignment of Leases and Rents.

Dated this 7th day of August, 2008.

FLORIDA BUSINESS DEVELOPMENT CORPORATION

Theresa Defreitas
Witness TERESA DEFREITAS

By: Stacy Nikitin, Vice President

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM

BEFORE ME, the undersigned authority duly authorized to take oaths and acknowledgments personally appeared Stacy Nikitin, Vice President of Florida Business Development Corporation. She is personally known to me and acknowledged to and before me that she executed said instrument for the purposes therein contained on behalf of Florida Business Development Corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of August, 2008.

Justice of the Peace/Notary Public/State of New Hampshire

File Reference: Goddard School
Property Address: 400 Corporate Parkway, Birmingham, Alabama 35242

