

THIRD PARTY LENDER AGREEMENT

THIS THIRD PARTY LENDER AGREEMENT (Agreement) is dated this 22nd day of October 2009 by and between SERVISFIRST BANK (Third Party Lender) whose address is 850 Shades Creek Parkway, Suite 200, Birmingham, Alabama 35223, and BIRMINGHAM CITY WIDE LOCAL DEVELOPMENT COMPANY, (CDC) whose address is 1500 1st Avenue North, Suite 108B, Birmingham, Alabama 35203.

RECITALS

1. As described in the "Authorization for Debenture Guarantee (SBA 504 Loan)," as amended (Authorization), and as detailed below, the Third Party Lender will provide term financing (Third Party Loan), and the CDC will provide a loan (the 504 Loan) funded by a debenture issued by the CDC and guaranteed by the U.S. Small Business Administration (SBA), to Borrower and Operating Company, if any, identified below (collectively, Borrower) for purposes of financing the Project described in the Authorization, which involves the acquisition and/or improvement of the real and/or personal property described below, and in Exhibit A attached hereto and incorporated herein by reference (Project Property):

SBA Loan #:	32830160-04
SBA Loan Name:	Hedden Plastic Surgery Center P.C.
Borrower:	GREYSTONE COSMETIC CENTER, LLC
Operating Company (if any)	HEDDEN PLASTIC SURGERY, P.C. and THE SPA OF GREYSTONE, LLC
Third Party Loan Amount:	\$3,221,000.00 plus Pre-existing non-project debt of \$369,283.00
Term of Third Party Loan:	ten (10) Years
If Real Property -- Project Property Address:	
Street address:	140 Village Street
City, State, Zip code:	Hoover, Alabama 35242
Attach Legal description as Exhibit A	

2. The parties have required the Borrower to grant liens or security interests in the Project Property to secure the separate loans advanced by the parties (Common Collateral), and the lien or security interest held by CDC (CDC Lien) will be junior and subordinate to the lien or security interest held by the Third Party Lender (Third Party Lender Lien), unless CDC and SBA agree otherwise in writing.

TERMS AND CONDITIONS

In consideration of the above factual recitals, the mutual agreements set forth below, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. Amount of Third Party Loan. The Third Party Lender represents that the Third Party Loan is fully advanced and does not and will not exceed the amount allowed in the Authorization.

2. Subordination of 504 Loan. CDC agrees to make the 504 Loan to the Borrower, subject to SBA's approval, and accept a junior and subordinate position in the Common Collateral upon the condition that Third Party Lender executes this Agreement and makes the Third Party Loan.

3. Accurate Information. The Third Party Lender warrants and represents that all information provided to CDC, including, without limitation, all information regarding the Borrower's financial condition, is accurate to the best of its knowledge and that Third Party Lender has not withheld any material information. Third Party Lender acknowledges that for purpose of this transaction, CDC is acting on behalf of the SBA, an agency in the United States Government, except that SBA accepts no liability or responsibility for any wrongful act or omission by CDC. Third Party Lender further acknowledges that any false statements to CDC can be considered a false statement to the SBA, and that CDC and the SBA are relying upon the information submitted by the Third Party Lender.

4. Waiver of Provision Not to Encumber Common Collateral. If any of the Third Party Lender's documents evidencing the Third Party Loan and/or Third Party Lender Lien contain provisions that prohibit further encumbrances on the Common Collateral or subordinate debt by the Borrower or which restrict Borrower's ability to assign its lease on, or rents, income or profits from, the Common Collateral, then Third Party Lender waives its right to enforce such provisions as they may apply to the 504 Loan and the CDC Lien.

5. Compliance with 504 Loan Program Requirements. Third Party Lender agrees that all documents evidencing the Third Party Loan and the Third Party Lender Lien will comply with the 504 Loan Program requirements as established by the SBA and including those identified in the following subparagraphs, and in the event that it is determined that one or more of the provisions in such documents do not comply with any of these 504 Loan Program requirements, Third Party Lender agrees to waive the right to enforce all such provisions.

a. No Open-Ended Features and No Future Advances. The Third Party Loan must not be open-ended. After completion of the project, the Third Party Lender may not make future advances under the Third Party Loan except expenditures to collect the amounts due the Third Party Loan notes, maintain collateral and protect the Third Party Lender's lien position on the Third Party Loan.

b. No Early Call or Demand Provisions. Third Party Lender agrees that Third Party Loan documents must not contain any early call feature or permit the Lender to make demand prior to maturity unless the loan is in default.

c. No Cross-Collateralization. Third Party Lender agrees that the Common Collateral is not now, and will not be in the future, security for any other financing provided by Third Party Lender to Borrower other than the Third Party Loan in a superior position to that of the CDC lien unless authorized in writing by CDC and SBA.

d. No Cross-Default. During the term of the Third Party Loan, Third Party Lender will not exercise any cross-default, "deem at-risk," or any other provisions in documents evidencing the Third Party Loan or Third Party Lender Lien which allow Third Party Lender to make demand prior to maturity unless the loan is in default.

e. Maturity and Balloon Payments. The Third Party Loan has a term of at least 7 years when the 504 loan is for a term of 10 years and 10 years when the 504 loan is for 20 years. If there is more than one Third Party Loan, an overall loan maturity must be calculated, taking into account the maturities and amounts of each loan. If there is a balloon payment, it must be clearly identified in the Authorization.

f. Reasonable Interest Rate. The Third Party Loan has a reasonable interest rate which does not and will not exceed the maximum interest rate for Third Party Loans from commercial financial institutions as published periodically by SBA in the Federal Register and in effect as of the date of this Agreement.

6. No Preference. No Third Party Lender shall establish a preference beyond its rights as a senior lender on the Third Party Loan without the prior written consent of CDC/SBA. See 13 C.F.R. §120.10 for a definition of preference.

7. Notice of Default under the Third Party Loan. In the event of a default under the Third Party Loan or Third Party Lien, Third Party Lender must give CDC and SBA written notice, referencing the loan number for the 504 loan, of such default within thirty (30) days of the event of default and at least sixty (60) days prior to Third Party Lender's foreclosure upon the Common Collateral.

8. Certification as to Default Interest Rate as Against Borrower. Third Party Lender may not escalate the rate of interest upon default to a rate greater than the maximum rate published by SBA in the Federal Register from commercial financial institutions in effect as of the date of this Agreement. SBA will only pay the interest rate on the note in effect before the date of Borrower's default.

9. Subordination to 504 Loan and CDC Lien, of Amounts Attributable to Default Provisions.

a. The term "Default Charges" used in this paragraph includes, but is not limited to, prepayment penalties, late fees, other default charges, and escalated interest after default due under the Third Party Loan.

b. To the extent the Third Party Lender Lien secures any amounts attributable to Default Charges, which may exist in the Third Party Loan and Third Party Lender Lien, Third Party Lender Lien is and will be subordinate to the 504 Loan and the CDC Lien. This subordination applies only to CDC and SBA and their successors and assigns, and in no event shall be applicable to Borrower or any guarantor of the Third Party Loan.

c. In the event of default under the Third Party Loan, CDC or SBA may bring the Third Party Loan current or may acquire the Third Party Loan secured by the Third Party Lender Lien. Third Party Lender agrees that in either of these circumstances, the amount to bring the Third Party Loan current or the purchase price of that loan will be net of all amounts attributable to the Default Charges so subordinated to the 504 Loan and the CDC Lien. Third Party Lender further agrees that if it receives from CDC/SBA any amounts attributable to such Default Charges, Third Party Lender holds such funds in trust for SBA and will remit such funds to SBA as soon as possible. Should CDC or SBA not purchase the Third Party Loan but rather bring the Third Party loan current, Default Charges on the Third Party Loan may remain due and owing from the Borrower.

Paragraph 10 is optional and is applicable only if marked

XXX 10. Liquidation. In the event that either the Third Party Loan or the 504 Loan is declared in default, Third Party Lender and CDC and SBA agree to cooperate in liquidating and/or selling the Collateral. Third Party Lender agrees to (a) accept a U.S. Treasury check(s) in connection with any purchase of Third Party Lender's note or any foreclosure or liquidation bid by CDC or SBA; (b) to provide CDC and SBA with the loan payment status, loan payment history, and an itemized payoff statement of the Third Party Loan; (c) to provide CDC and SBA with copies of any appraisals, environmental investigations, or title examinations or searches of the Collateral conducted by or for Third Party Lender; and (d) to provide any other information about Borrower or the Third Party Loan requested by CDC and SBA in writing.

11. Waiver of Right to Indemnification by SBA or CDC. If Third Party Lender's documents contain provisions granting Third Party Lender the right to indemnification by subsequent owners of the Project Property, then Third Party Lender waives its right to enforce such provisions against SBA or CDC in the event SBA or CDC acquires title to the Project Property through foreclosure of the CDC Lien, acceptance of a deed in lieu of foreclosure, or otherwise.

Paragraph 12 is optional and should be marked if CDC uses Third Party Lender to perform Customer Identification.

XXX 12. Bank Regulatory Issues. If Third Party Lender is regulated by one of the Federal functional regulators (Comptroller of the Currency, Federal Deposit Insurance Corporation, Office of Thrift Supervision, or National Credit Union Administration), Third Party Lender represents that it is subject to the Joint Final Rule on Customer Identification Programs (CIP) in 31 C.F.R. 103.121 and that it or its agent will perform with respect to the Borrower the specified requirements of its CIP.

13. No Implied Third Party Beneficiaries. To the extent there is a conflict between this Agreement and any provision in any agreement either Party may have with a third party, including but not limited to, Borrower, the terms and conditions in this Agreement shall supercede any such provision. The parties agree that SBA may enforce this agreement as a third party beneficiary, and further agree that this Agreement shall not grant any right, benefit, priority, or interest to any other third party, including but not limited to, Borrower and Guarantor(s).

14 Successors and Assigns. This Agreement will inure to the benefit of and bind the respective parties to this Agreement, and their successors and assigns, including any party acquiring the Third Party Loan and Third Party Lender Lien by sale, assignment, or other transfer from Third Party Lender. Third Party Lender agrees that CDC may assign this Agreement to the SBA, and waives all rights to contest such assignment.

15. Federal Law. When SBA is the holder of the loan instruments evidencing the 504 Loan and any security for that loan (including but not limited to the CDC Lien on the Common Collateral), this Agreement and all such instruments will be construed in accordance with Federal law. CDC or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes, but by using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax, or liability. The Third Party Lender may not claim or assert against SBA any local or state law to deny any obligation of Borrower, or defeat any claim of SBA with respect to the 504 Loan.

16. Termination: This document will be released and terminated upon the payment in full of either the Third Party Loan or the 504 loan and all costs related thereto.


17. Counterparts. This Agreement may be executed in any number of counterparts, each of which will be deemed an original, and all of which together constitute one and the same instrument.

18. Validity of Provisions. In the event that any provision of this Agreement is deemed invalid by a court of competent jurisdiction, all other provisions of this Agreement shall remain valid and enforceable.

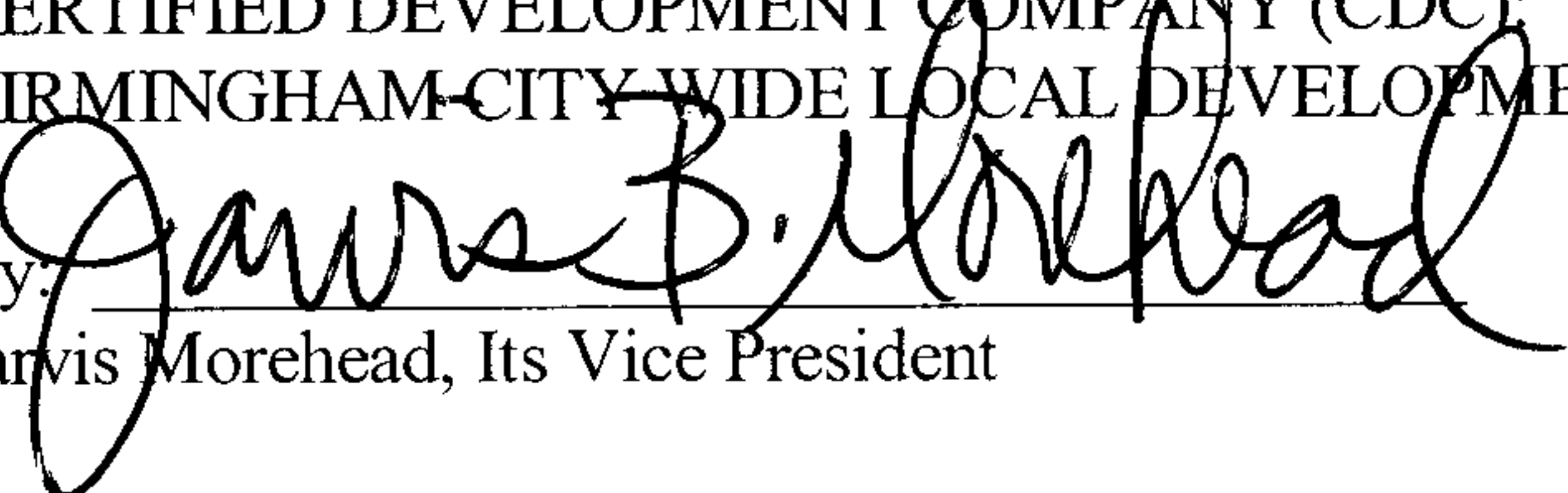
19. Revision of this Agreement. Both Third Party Lender and CDC agree that this Agreement is a standard SBA Form, and, as such, neither party has authority to modify or delete any provision in this Agreement, or add any additional provisions, without prior written authorization from the SBA.

20. Authority to Execute Agreement. The persons signing below certify that they have been duly authorized to execute this Agreement on behalf of their respective party.

LENDER:
SERVISFIRST BANK

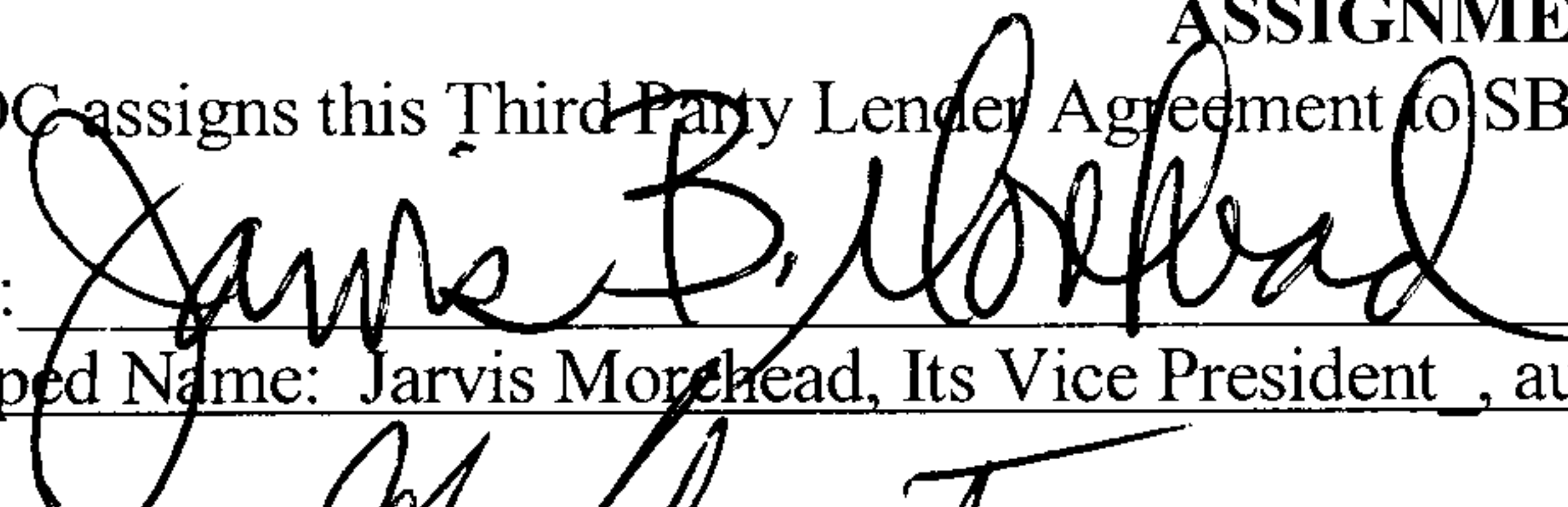
By: 
Print Name: Rev. D. Morrison
Title: V.P.

CERTIFIED DEVELOPMENT COMPANY (CDC):
BIRMINGHAM-CITY-WIDE LOCAL DEVELOPMENT COMPANY

By: 
Jarvis Morehead, Its Vice President


ASSIGNMENT TO SBA

CDC assigns this Third Party Lender Agreement to SBA.

By: 
Typed Name: Jarvis Morehead, Its Vice President, authorized officer of CDC. Date: October 22, 2009

Attest: 
John Schoppert, Its Secretary

[NOTE: ACKNOWLEDGMENTS CONTAINED ON FOLLOWING PAGE.]


20091125000437930 5/7 \$29.00
Shelby Cnty Judge of Probate, AL
11/25/2009 12:13:43 PM FILED/CERT

STATE OF ALABAMA
JEFFERSON-COUNTY

ACKNOWLEDGMENT OF THIRD PARTY LENDER

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ron D. Morrison whose name as Vice President of SERVIFIRST BANK, a corporation, 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/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 22nd day of October, 2009.

W. C. Brown
NOTARY PUBLIC
My Commission Expires: 12/14/2012

STATE OF ALABAMA
JEFFERSON COUNTY

ACKNOWLEDGMENT OF CDC

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jarvis Morehead, whose name as Vice President of BIRMINGHAM CITY WIDE LOCAL DEVELOPMENT COMPANY, a corporation, 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 officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 22 day of October, 2009.

W. C. Brown
NOTARY PUBLIC
My Commission Expires: 12/14/2012

STATE OF ALABAMA
JEFFERSON COUNTY

ACKNOWLEDGMENT OF CDC ASSIGNMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jarvis Morehead, whose name as Vice President of BIRMINGHAM CITY WIDE LOCAL DEVELOPMENT COMPANY, a corporation, 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 officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal, this the 22 day of October, 2009.

W. C. Brown
NOTARY PUBLIC
My Commission Expires: 12/14/2012

THIS INSTRUMENT PREPARED BY:
William C. Brown
ENGEL, HAIRSTON & JOHANSON, P.C.
109 N. 20th Street, 4th Floor
Birmingham, AL 35203
(205) 328-4600



EXHIBIT "A"

Lot 2A, according to a Resurvey of Lots 1 and 2 of a Resurvey of Lot 5A of a Resurvey of Lots 3, 4 and 5, Greystone Commercial, 2nd Phase and a part of Lot 1, Greystone Commercial, as recorded in Map Book 31, page 78, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

- i) taxes for the year 2010 a lien but not yet payable;
- ii) Easements as shown by recorded plat, including 10 feet on the Westerly side; 20 feet within the Westerly portion of the land and an irregular easement on the Northwesterly side of the land and a 20-foot Shelby County Sanitary Sewer Easement running through the Northerly portion of the land, with 60-foot easement as shown on map and referenced in Real 206, Page 910 with partial vacations in Instrument No. 1997-5821 and Instrument No. 20030522000321460 all as shown on Map Book 31, Page 78 in Probate Office;
- iii) Transmission Line Permit(s) from Daniel Oak Mountain Limited Partnership to Alabama Power Company as shown by instrument(s) recorded in Deed 141, page 180;
- iv) Easement(s) from Daniel Oak Mountain Limited Partnership to Alabama Power Company as shown by instrument recorded in Real 377, Page 441 in Probate Office;
- v) Agreement with Alabama Power Company as to underground cables recorded in Real 333, page 138;
- vi) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 4, Page 486; Deed Book 4, Page 488; and Deed Book 72, Page 515 in Probate Office;
- vii) Rights of others to use Butterfly Lake;
- viii) Greystone Office Park Restrictions recorded as Instrument No. 1992-22117 and 1st Amendment recorded as Instrument No. 1993-22437 and 2nd Amendment recorded as Instrument No. 1994-12528 and 3rd Amendment recorded as Instrument No. 1996-17949 and 4th Amendment recorded as Instrument No. 1998-9522 and 5th Amendment recorded as Instrument No. 20030910000608040 and 6th Amendment recorded as Instrument No. 20040325000150700; and Incorporation of Greystone Office Park Association recorded as Instrument No. 1992-22116 and assignment of Developer's Rights as recorded in Instrument No. 2001-35831;
- ix) Covenants and Agreement for Water Service dated April 24, 1989, between Dantract, Inc. and Daniel Realty Corporation and Shelby County, as recorded in Real 235, Page 574 and amended by agreement as set out in Instrument No. 1992-20786 and 2nd Amendment recorded as Instrument No. 1993-20840;
- x) Amended and Restated restrictive covenants including building setback lines and specific provisions for dense buffer along Hugh Daniel Drive, as set out in Real 265, Page 96;
- xi) Restrictions, limitations, and conditions as set out in Map Book 31, Page 78;
- xii) Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by recorded Map Book 31, Page 78;
- xiii) Easement agreement recorded as Instrument No. 1993-22440;
- xiv) Easement agreement recorded as Instrument No. 20030618000382390;
- xv) Sanitary Sewer Easement as recorded in Instrument No. 1998-10281;
- xvi) Matters shown on the survey prepared by John S. Parks dated April 8, 2007; and
- xvii) mineral and mining rights not owned by Mortgagor.



20091125000437930 7/7 \$29.00
Shelby Cnty Judge of Probate, AL
11/25/2009 12:13:43 PM FILED/CERT