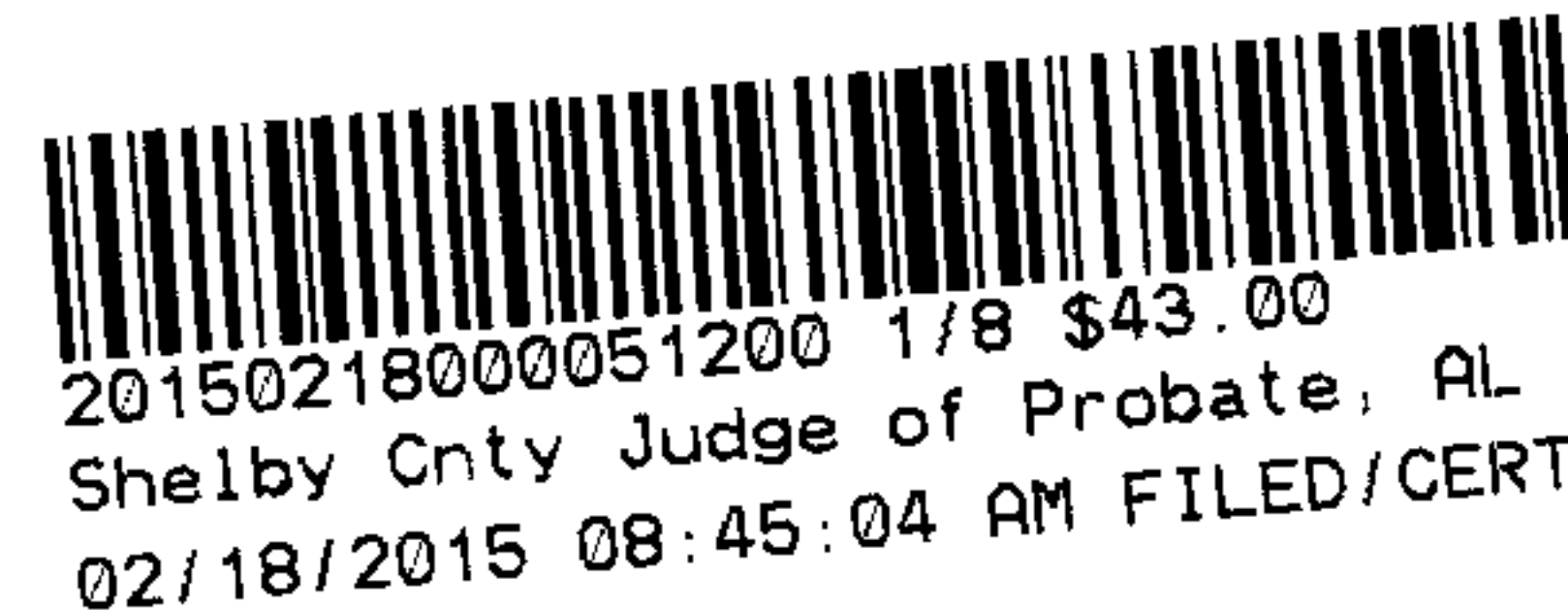


UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)	Tory Johnson (704) 444-2000
B. E-MAIL CONTACT AT FILER (optional)	tory.johnson@kattenlaw.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address)	Katten Muchin Rosenman LLP 550 S. Tryon Street Suite 2900 Charlotte, NC 28202-4213



THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME	WG DST 4			
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS	CITY		STATE	POSTAL CODE
c/o Net Lease Capital Advisors, 10 Tara Blvd., Suite 130	Nashua		NH	03062
				COUNTRY
				USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS	CITY		STATE	POSTAL CODE
				COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME	KEYBANK NATIONAL ASSOCIATION			
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS	CITY		STATE	POSTAL CODE
11501 Outlook, Suite 300	Overland Park		KS	66211
				COUNTRY
				USA

4. COLLATERAL: This financing statement covers the following collateral:

See Schedule A attached hereto and incorporated herewith.

Additional Collateral to Mtg at Inst. # 20150218000051190

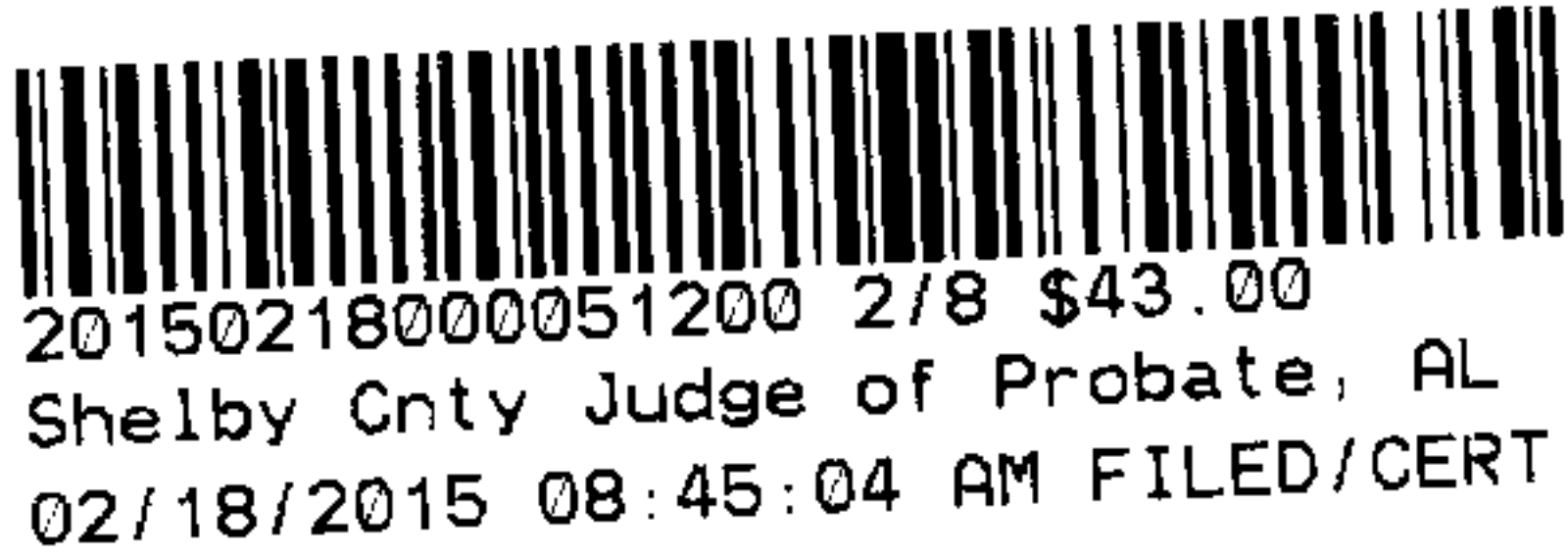
5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licenser	

8. OPTIONAL FILER REFERENCE DATA:
Filed with: AL - Shelby County (383475 - 00010)

F#453966
A#640664

UCC FINANCING STATEMENT ADDENDUM
FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here []
9a. ORGANIZATION'S NAME
WG DST 4
OR
9b. INDIVIDUAL'S SURNAME
FIRST PERSONAL NAME
ADDITIONAL NAME(S)/INITIAL(S) SUFFIX



THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c
10a. ORGANIZATION'S NAME
OR
10b. INDIVIDUAL'S SURNAME
INDIVIDUAL'S FIRST PERSONAL NAME
INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
10c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

11. [] ADDITIONAL SECURED PARTY'S NAME or [] ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)
11a. ORGANIZATION'S NAME
OR
11b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
11c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. [X] This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)
14. This FINANCING STATEMENT: [] covers timber to be cut [] covers as-extracted collateral [X] is filed as a fixture filing
15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):
16. Description of real estate: See Exhibit A of Schedule A attached hereto.

17. MISCELLANEOUS:

SCHEDULE A TO UCC-1 FINANCING STATEMENT

WG DST 4, a Delaware statutory trust, as Debtor

and

KEYBANK NATIONAL ASSOCIATION, a national banking association, as Secured Party

All of Debtor's right, title, and interest, whether now owned or hereafter acquired, in and to the following property (the "**Property**") located upon or used in connection with the real property described on Exhibit A attached to this Schedule A (the "**Land**"):

a) All additional lands, estates and development rights hereafter acquired by Debtor for use in connection with the Land and the development of the Land and all additional lands and estates therein which may, from time to time, by supplemental mortgage or otherwise be expressly made subject to the lien of the Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of December 19, 2014 (the "**Security Instrument**") regardless of ownership thereof;

b) The buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter erected or located on the Land (collectively, the "**Improvements**");

c) All easements, rights-of-way or use, rights, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, air rights and development rights, and all estates, rights, titles, interests, privileges, liberties, servitudes, tenements, hereditaments and appurtenances of any nature whatsoever, in any way now or hereafter belonging, relating or pertaining to the Land and the Improvements and the reversion and reversions and remainders, and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land, to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy and rights of curtesy, property, possession, claim and demand whatsoever, both at law and in equity, of Debtor of, in and to the Land and the Improvements and every part and parcel thereof, with the appurtenances thereto;

d) All "goods" and "equipment," as such terms are defined in Article 9 of the Uniform Commercial Code (as hereinafter defined), now owned or hereafter acquired by Debtor, which is used at or in connection with the Improvements or the Land or is located thereon or therein (including all machinery, equipment, furnishings, and electronic data-processing and other office equipment now owned or hereafter acquired by Debtor and any and all additions, substitutions and replacements of any of the foregoing), together with all attachments, components, parts, equipment and accessories installed thereon or affixed thereto (collectively, the "**Equipment**"). Notwithstanding the foregoing, Equipment shall not include any property belonging to tenants under leases except to the extent that Debtor shall have any right or interest therein;

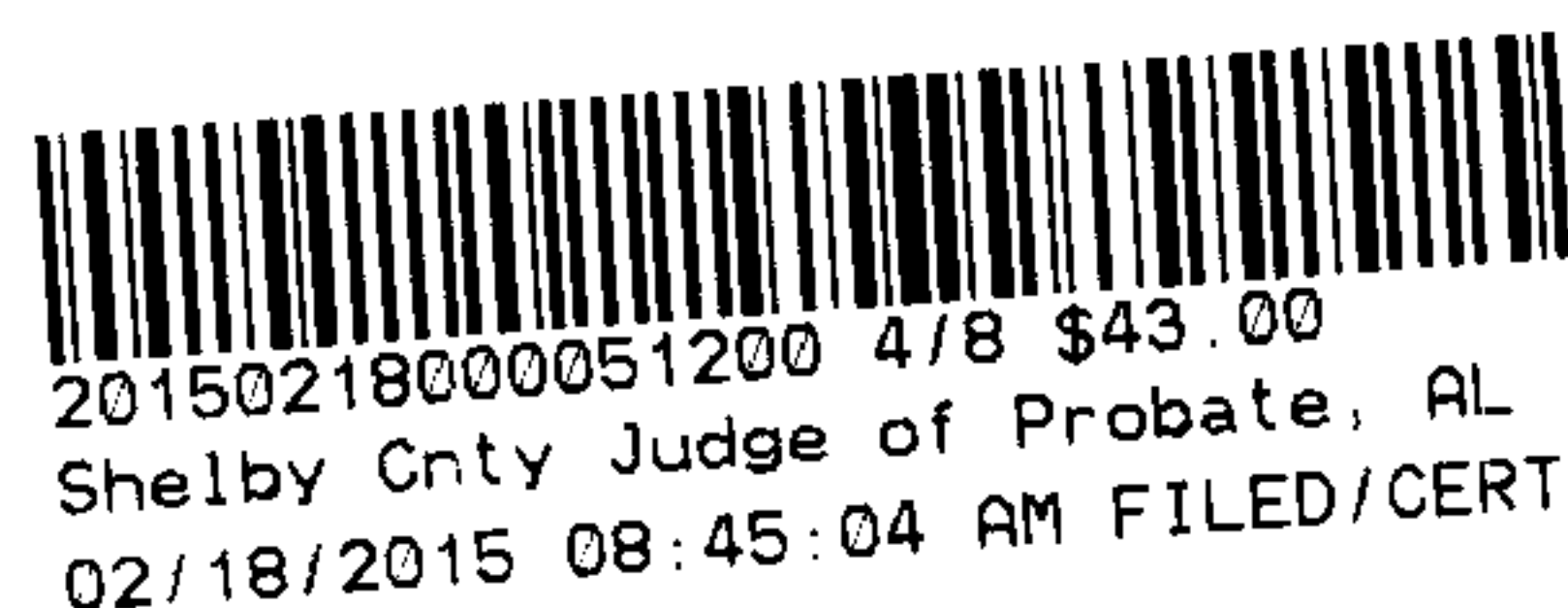


20150218000051200 3/8 \$43.00
Shelby Cnty Judge of Probate, AL
02/18/2015 08:45:04 AM FILED/CERT

e) All Equipment now owned, or the ownership of which is hereafter acquired, by Debtor which is so related to the Land and Improvements forming part of the Property that it is deemed fixtures or real property under the law of the particular state in which the Equipment is located, including all building or construction materials intended for construction, reconstruction, alteration or repair of or installation on the Property, construction equipment, appliances, machinery, plant equipment, fittings, apparatuses, fixtures and other items now or hereafter attached to, installed in or used in connection with (temporarily or permanently) any of the Improvements or the Land, including engines, devices for the operation of pumps, pipes, plumbing, cleaning, call and sprinkler systems, fire extinguishing apparatuses and equipment, heating, ventilating, laundry, incinerating, electrical, air conditioning and air cooling equipment and systems, gas and electric machinery, appurtenances and equipment, pollution control equipment, security systems, disposals, dishwashers, refrigerators and ranges, recreational equipment and facilities of all kinds, and water, gas, electrical, storm and sanitary sewer facilities, utility lines and equipment (whether owned individually or jointly with others, and, if owned jointly, to the extent of Debtor's interest therein) and all other utilities whether or not situated in easements, all water tanks, water supply, water power sites, fuel stations, fuel tanks, fuel supply, and all other structures, together with all accessions, appurtenances, additions, replacements, betterments and substitutions for any of the foregoing and the proceeds thereof (collectively, the "**Fixtures**"). Notwithstanding the foregoing, "Fixtures" shall not include any property which tenants are entitled to remove pursuant to leases except to the extent that Debtor shall have any right or interest therein;

f) All furniture, furnishings, objects of art, machinery, goods, tools, supplies, appliances, general intangibles, contract rights, accounts, accounts receivable, franchises, licenses, certificates and permits, and all other personal property of any kind or character whatsoever as defined in and subject to the provisions of the Uniform Commercial Code, other than Fixtures, which are now or hereafter owned by Debtor and which are located within or about the Land and the Improvements, together with all accessories, replacements and substitutions thereto or therefor and the proceeds thereof (collectively, the "**Personal Property**"), and the right, title and interest of Debtor in and to any of the Personal Property which may be subject to any security interests, as defined in the Uniform Commercial Code, as adopted and enacted by the state or states where any of the Property is located (the "**Uniform Commercial Code**"), superior in lien to the lien of the Security Instrument and all proceeds and products of the above;

g) All leases, subleases or subsubleases, lettings, licenses, concessions or other agreements (whether written or oral) pursuant to which any Person is granted a possessory interest in, or right to use or occupy all or any portion of the Land and the Improvements, and every modification, amendment or other agreement relating to such leases, subleases, subsubleases, or other agreements entered into in connection with such leases, subleases, subsubleases, or other agreements and every guarantee of the performance and observance of the covenants, conditions and agreements to be performed and observed by the other party thereto, heretofore or hereafter entered into (collectively, the "**Leases**"), whether before or after the filing by or against Debtor of any petition for relief under the Bankruptcy Code and all right, title and interest of Debtor, its successors and assigns therein and thereunder, including cash or securities deposited



thereunder to secure the performance by the lessees of their obligations thereunder and all rents, additional rents, revenues, issues and profits (including all oil and gas or other mineral royalties and bonuses) from the Land and the Improvements whether paid or accruing before or after the filing by or against Debtor of any petition for relief under the Bankruptcy Code (collectively, the “**Rents**”) and all proceeds from the sale or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Debt;

h) All awards or payments, including interest thereon, which may heretofore and hereafter be made with respect to the Property, whether from the exercise of the right of eminent domain (including any transfer made in lieu of or in anticipation of the exercise of the right), or for a change of grade, or for any other injury to or decrease in the value of the Property;

i) All proceeds in respect of the Property under any insurance policies covering the Property, including the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Property;

j) All refunds, rebates or credits in connection with reduction in real estate taxes and assessments charged against the Property as a result of tax certiorari or any applications or proceedings for reduction;

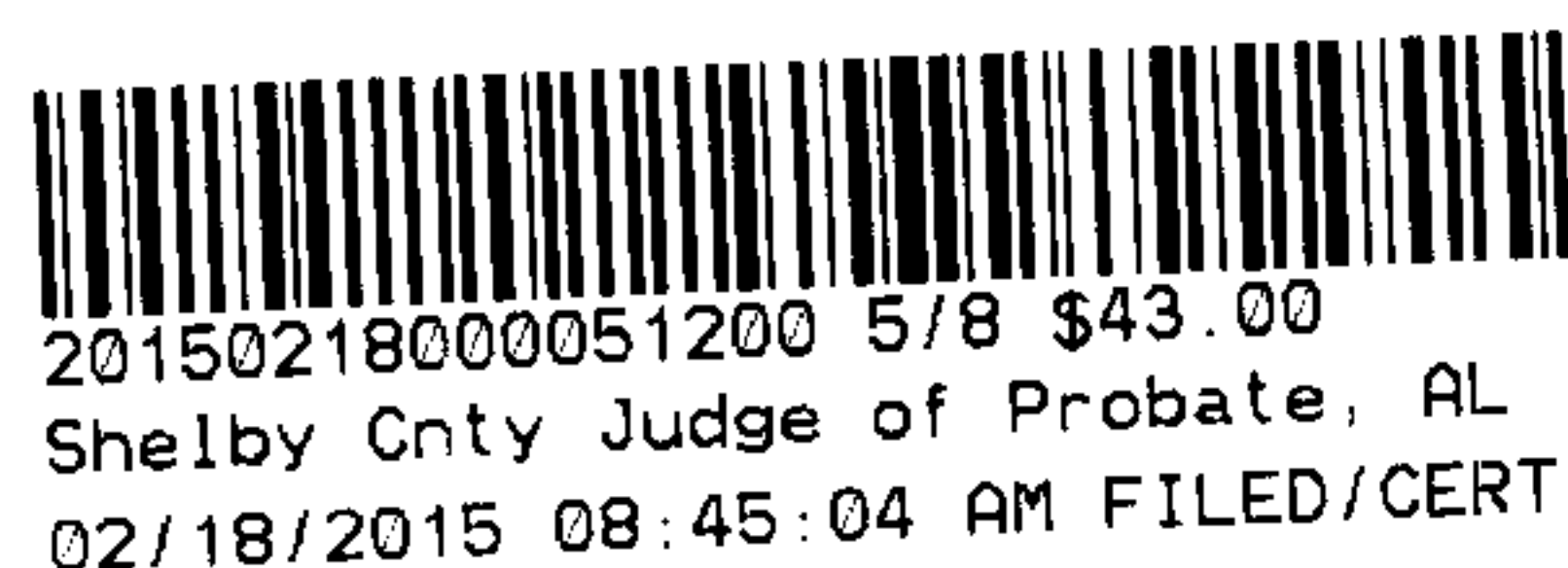
k) All proceeds of the conversion, voluntary or involuntary, of any of the foregoing including proceeds of insurance and condemnation awards, into cash or liquidation claims;

l) The right, in the name and on behalf of Debtor, to appear in and defend any action or proceeding brought with respect to the Property and to commence any action or proceeding to protect the interest of Secured Party in the Property;

m) All agreements, contracts, certificates, instruments, franchises, permits, licenses, plans, specifications and other documents, now or hereafter entered into, and all rights therein and thereto, respecting or pertaining to the use, occupation, construction, management or operation of the Land and any part thereof and any Improvements or respecting or pertaining to any business or activity conducted on the Land and any part thereof and all right, title and interest of Debtor therein and thereunder, including the right, upon the happening of any default hereunder, to receive and collect any sums payable to Debtor thereunder;

n) All tradenames, trademarks, servicemarks, logos, copyrights, goodwill, books and records and all other general intangibles relating to or used in connection with the operation of the Property;

o) All reserves, escrows and deposit accounts maintained by Debtor with respect to the Property, including the Clearing Account and the Cash Management Account, together with all deposits or wire transfers made to such accounts, all cash, checks, drafts, certificates, securities, investment property, financial assets, instruments



and other property held therein from time to time and all proceeds, products, distributions or dividends or substitutions thereon and thereof;

p) All letter-of-credit rights (whether or not the letter of credit is evidenced by a writing) Debtor now has or hereafter acquires relating to the properties, rights, titles and interests referred to herein;

q) All commercial tort claims Debtor now has or hereafter acquires relating to the properties, rights, titles and interests referred to herein; and

r) Any and all other rights of Debtor in and to the items set forth in Subsections (a) through (q) above.

All capitalized terms not defined in Schedule A shall have their respective meanings set forth in the Loan Agreement (as defined in the Security Instrument).

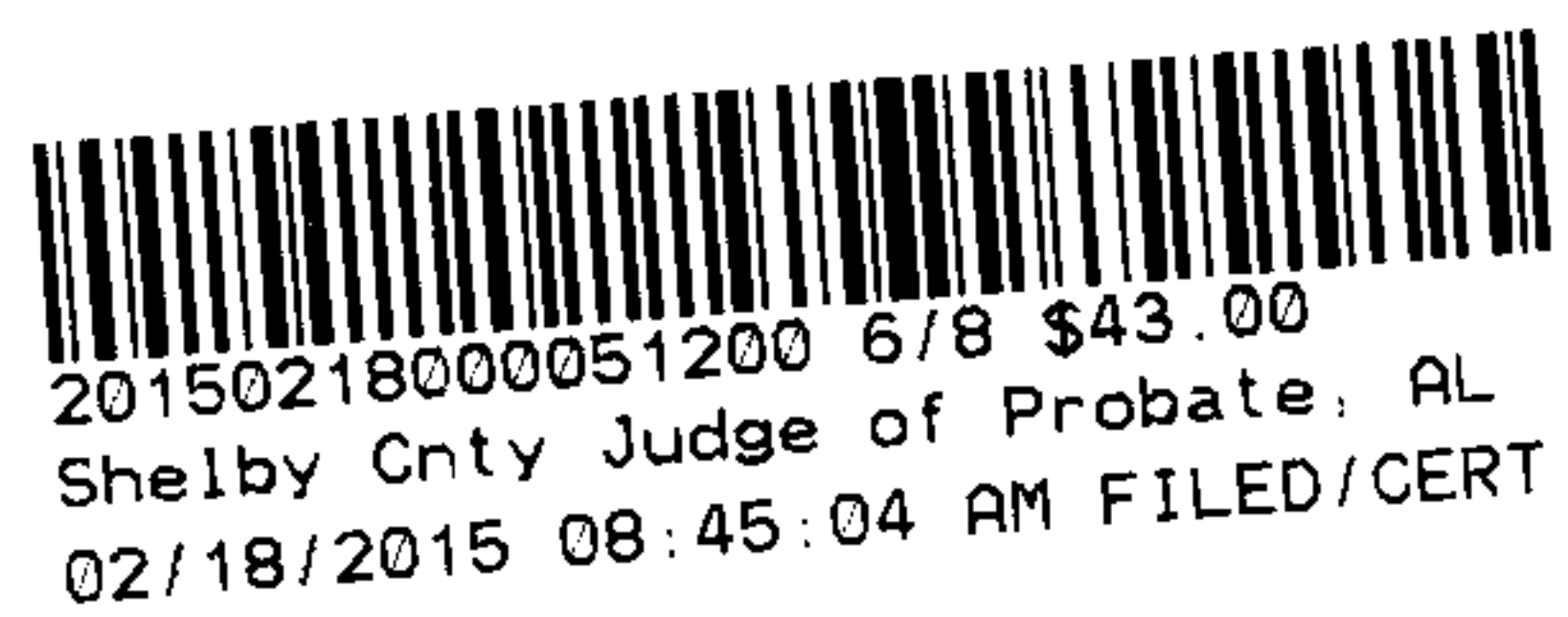


EXHIBIT A

Legal Description

The following parcel of land is located in the Northwest quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows:

Begin at the Southwest corner of Lot 14 of Maxwell's Addition to Elliottsville as recorded in Map Book 3, page 118 in the Office of the Judge of Probate of Shelby County, Alabama, said point also being on the Northeasterly right of way line of First Avenue; thence in a Northeasterly direction along said right of way and a Northeasterly projection of said Lot 14 a distance of 179.00 feet to a point on the Southerly right of way line of Shelby County Hwy. No. 26; thence an interior angle of $113^{\circ} 33' 37''$ to the left in a Northeasterly direction and along said right of way line a distance of 30.37 feet to the beginning of a curve to the right having a radius of 637.62 and a center angle of $19^{\circ} 27' 52''$; thence a interior angle to the left of $170^{\circ} 16' 04''$ to the chord of said curve and thence along the arc of said curve a distance of 216.61 feet to the end of said curve; thence an interior angle to the left from chord of said curve of $133^{\circ} 07' 27''$ a distance of 80.94 feet to a point on the Northwesterly line of Alabama Hwy. 119; thence an interior angle to the left of $122^{\circ} 01' 14''$ in a Southwesterly direction along said right of way of 198.22 feet to a point on the Southerly line of Lot 5 of said Maxwell's Addition to Elliottsville; thence an interior angle to the left of $91^{\circ} 05' 29''$ and along said Southerly line of Lot 5 and projection thereof a distance of 301.45 feet to the point of beginning.

The above described property is the same property described in that certain Warranty Deed from Mary Emma Snell Caudle, dated May 24, 2005 and recorded on May 31, 2005 as Instrument No. 20050531000260930 and by that certain Warranty Deed from R.K.M. Alabaster LLC dated May 25, 2005 and recorded on May 31, 2005 as Instrument No. 20050531000260920, in the Office of the Judge of Probate of Shelby County, Alabama, and described as follows:

Parcel 1:

Lots 5, 6, 6A and 7, according to the survey of Maxwell's Addition to Elliottsville (Alabama) as recorded in Map Book 3, page 118, in the Office of the Judge of Probate of Shelby County, Alabama, together with the Eastern half of that certain vacated alley abutting Lots 5, 6, 6A and 7.

Less and Except:

A part of the Northwest quarter of the Northwest quarter, Section 14, Township 21 South, Range 3 West, identified as Tract No. 15, Project No. STPAA-458(1), Shelby County, Alabama, being a part of Lots 5, 6, 6A, 7 and all of Lot 8, Maxwell's Addition to Elliottsville as recorded in Map Book 3, page 118 in the Office of the Judge of Probate of Shelby County, and being more fully described as follows:

Commence at the Southeast corner of said Northwest quarter of Northwest quarter; thence West along the South line of said Northwest quarter of Northwest quarter a distance of 530 feet, more or less, to the present Northeast right of way line of Alabama Highway 119; thence Northeasterly along said right of way line a distance of 1058 feet, more or less, to the Southeast corner of said Lot 5, the Southwest property line and the point of beginning of the property herein to be

conveyed; thence continue Northeasterly along said right of way line a distance of 370 feet, more or less, to the present South right of way line of County Road 26 West; thence West along said South right of way line a distance of 212 feet, more or less, to the Northwest line of Lot 8; the Northwest property line; thence Southwesterly along said property line a distance of 42 feet, more or less, to the North line of Lot 7; thence Westerly along said North line a distance of 38 feet, more or less, to the West line of said Lot 7; thence Southerly along said West line a distance of 4 feet, more or less, to a point that is 75 feet Southeasterly of and at right angles to the centerline of Relocated County Road 26 West; thence Southeasterly, parallel with said centerline Relocation, along a curve to the right (concave Southwesterly) a distance of 144 feet, more or less, to a point that is 75 feet Southwesterly of and at right angles to said centerline Relocation at Station 18+50; thence Southeasterly a distance of 82 feet, more or less, to a point that is 75 feet Northwesterly of and at right angles to the centerline of said Project No. STPAA-458(1) at Station 465+75; thence Southwesterly, parallel with said centerline, a distance of 205 feet, more or less, to the Southwest line of said Lot 5, the Southwest property line; thence Southeasterly along said property line a distance of 15 feet, more or less, to the point of beginning, being situated in Shelby County, Alabama.

Parcel 2:

Lots 7A, 7B, 9, 13 and 14, according to Maxwell's Addition to Elliottsville, including that certain vacated alley between lot 7-B and lot 13, together with the western half of the certain vacated alley which lies between Lots 5, 6, 6A, 7, 7A, 7B, 13 & 14, the map of same being recorded in Map Book 3, page 118, in the Probate Office of Shelby County, Alabama.

Less and except the following:

A part of the NW $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West identified as tract No. 16-A, Project No. STPAA- 458(1) Shelby County, Alabama, being a part of lot 7-A and all of lot 9, Maxwell's Addition of Elliottsville, as recorded in Map Book 3 page 118, in the Office of the Judge of Probate of Shelby County, Alabama and being more fully described as follows: Commence at the Northeast corner of said NW $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 8 feet, more or less, to the present south right of way line of County Road 26 West; thence Westerly along said right of way line a distance of 170 feet; more or less, to the Southeast line of said lot 9, the southeast property line and the Point of Beginning of the property herein to be conveyed; thence continue Westerly along said right of way line a distance of 140 feet, more or less to the Northwest line of said lot 9; thence Southwesterly along said Northwest line a distance of 44 feet, more or less, to the South line of said lot 9; thence Southeasterly a distance of 28 feet, more or less, to a point that is 75 feet southerly of and at right angles to said centerline at P.C. Station 16+07.50; thence Southeasterly parallel with said centerline, along a curve to the right, (concave southwesterly), a distance of 73 feet, more or less, to the Southeast line of said lot 7-A, the Southeast property line; thence Northeasterly along said property line a distance of 4 feet, more or less, to the South line of said lot 9, thence easterly along said south line a distance of 38 feet, more or less, to the southeast line of said lot 9; thence Northeasterly along said Southeast line a distance of 42 feet, more or less, to the Point of Beginning. All being situated in Shelby County, Alabama.

(Tax Parcel No. 23-6-14-2-002-001.001)