

20171221000455510
12/21/2017 12:46:47 PM
MORT 1/8

Please cross reference to
Mortgage recorded in
Mortgage Instrument 20160506000153140

*This instrument prepared by
and when recorded return to:*
H. Chandler Combest, Esq.
Bradley Arant Boult Cummings LLP
445 Dexter Avenue, Suite 9075
Montgomery, Alabama 36104

STATE OF ALABAMA)
COUNTY OF SHELBY)

MORTGAGE TAX ON \$503,516.00 OF SECURED INDEBTEDNESS WAS PREVIOUSLY PAID UNDER THE MORTGAGE, ASSIGNMENT OF RENTS AND LEASES AND SECURITY AGREEMENT DATED APRIL 20, 2016, AND FILED WITH THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA IN MORTGAGE INSTRUMENT NUMBER 20160506000153140. MORTGAGE TAX ON \$206,609.00, OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED MAY 11, 2016, FILED FOR RECORD IN MORTGAGE INSTRUMENT NUMBER 20160526000179790. MORTGAGE TAX ON \$422,993.00 OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED MAY 27, 2016, FILED FOR RECORD IN MORTGAGE INSTRUMENT NUMBER 20160624000218760. MORTGAGE TAX ON \$338,764.00 OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED JUNE 24, 2016, FILED FOR RECORD IN MORTGAGE INSTRUMENT NUMBER 20160712000242200. MORTGAGE TAX ON \$101,814.00, OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED JUNE 24, 2016, FILED FOR RECORD IN MORTGAGE INSTRUMENT NUMBER 20160712000242520. MORTGAGE TAX ON \$208,159.00, OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED AUGUST 25, 2016, FILED FOR RECORD IN MORTGAGE INSTRUMENT NUMBER 20160912000329920. MORTGAGE TAX ON \$372,620.00, OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED AUGUST 25, 2016, FILED FOR RECORD IN MORTGAGE INSTRUMENT NUMBER 20160912000331170. MORTGAGE TAX ON \$461,289.00, OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED OCTOBER 19, 2016, FILED FOR RECORD IN MORTGAGE INSTRUMENT NUMBER 20161102000402160. MORTGAGE TAX ON \$229,337.00, OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED OCTOBER 19, 2016, FILED FOR RECORD IN MORTGAGE INSTRUMENT NUMBER 20161102000403880. MORTGAGE TAX ON \$600,306.00, OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED APRIL 10, 2017, FILED FOR RECORD IN MORTGAGE INSTRUMENT NUMBER 20170417000129660. MORTGAGE TAX ON \$572,647.00, OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED APRIL 10, 2017, FILED FOR RECORD IN MORTGAGE INSTRUMENT NUMBER 20170531000190210. MORTGAGE TAX ON \$438,366.00, OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED JULY 28, 2017, FILED FOR RECORD IN MORTGAGE INSTRUMENT NUMBER 20170802000278010. MORTGAGE TAX ON \$75,400.00, OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED JULY 28, 2017, FILED FOR RECORD IN MORTGAGE INSTRUMENT NUMBER 20170802000279640. MORTGAGE TAX ON \$345,532.00, OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED SEPTEMBER 7, 2017, FILED FOR RECORD IN MORTGAGE INSTRUMENT NUMBER 20170914000335360. MORTGAGE TAX ON \$521,580.00, OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED SEPTEMBER 7, 2017, FILED FOR RECORD IN MORTGAGE INSTRUMENT NUMBER 20170918000339030. MORTGAGE TAX ON \$56,550.00, OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED NOVEMBER 2, 2017, FILED FOR RECORD IN MORTGAGE INSTRUMENT NUMBER 20171109000407380. MORTGAGE TAX ON \$270,214.00, OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED NOVEMBER 2, 2017, FILED FOR RECORD IN MORTGAGE INSTRUMENT NUMBER 20171114000411690. MORTGAGE TAX ON \$56,550.00, OF SECURED INDEBTEDNESS UNDER THE SPREADER AGREEMENT DATED NOVEMBER 20, 2017, FILED FOR

RECORD IN MORTGAGE INSTRUMENT NUMBER 20171205000436230. MORTGAGE TAX IN THE AMOUNT OF \$137,441.00 DUE ON THE INCREASE (AS DEFINED BELOW) IS BEING PAID UPON THE RECORDING OF THIS AGREEMENT. THE MATURITY DATE OF SUCH INDEBTEDNESS IS NOT BEING EXTENDED.

NOTE AND MORTGAGE MODIFICATION AND SPREADER AGREEMENT

THIS NOTE AND MORTGAGE MODIFICATION AND SPREADER AGREEMENT (this "Agreement") is made this 14th day of December, 2017, by and among **SDH BIRMINGHAM LLC**, a Georgia limited liability company, (as "Mortgagor"), whose address is 110 Village Trail, Suite 215, Woodstock, Georgia 30188, Attention: John W. Sax; **SDH NASHVILLE LLC**, a Georgia limited liability company, whose address is 110 Village Trail, Suite 215, Woodstock, Georgia 30188, Attention: John W. Sax; **SDH RALEIGH LLC**, a Georgia limited liability company, whose address is 110 Village Trail, Suite 215, Woodstock, Georgia 30188, Attention: John W. Sax; **SDH CHARLOTTE LLC**, a Georgia limited liability company, whose address is 110 Village Trail, Suite 215, Woodstock, Georgia 30188, Attention: John W. Sax; **SDC GWINNETT LLC**, a Georgia limited liability company, whose address is 110 Village Trail, Suite 215, Woodstock, Georgia 30188, Attention: John W. Sax, (together with Mortgagor, "Borrowers"), and **REGIONS BANK**, as mortgagee (in such capacity, together with its successors and assigns, "Mortgagee"), whose address is 1180 West Peachtree Street, Suite 900, Atlanta, Georgia 30309, Attention: Scott McLay.

WITNESSETH:

WHEREAS, Mortgagee has heretofore made a loan to Borrowers (the "Loan"), which Loan is evidenced by that certain Secured Promissory Note dated as of April 20, 2016, executed by Borrowers, as co-borrowers, and payable to the order of Mortgagee in the aggregate principal face amount of \$503,516.00 (as amended, modified, restated and supplemented from time to time, the "Note");

WHEREAS, as security for the Loan, Mortgagor executed and delivered to Mortgagee that certain Mortgage, Assignment of Rents and Leases and Security Agreement, dated as of April 20, 2016, and recorded as Mortgage Instrument Number 20160506000153140 in the Office of the Judge of Probate of Shelby County, Alabama, being amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of May 11, 2016 and recorded as Mortgage Instrument Number 20160526000179790, and being further amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of May 27, 2016 and recorded as Mortgage Instrument Number 20160624000218760, and being further amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of June 24, 2016 and recorded as Mortgage Instrument Number 20160712000242200, and being further amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of June 24, 2016 and recorded as Mortgage Instrument Number 20160712000242520, and being further amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of August 25, 2016 and recorded as Mortgage Instrument Number 201609912000329920, and being further amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of August 25, 2016 and recorded as Mortgage Instrument Number 201609912000331170, and being further amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of October 19, 2016 and recorded as Mortgage Instrument Number 20161102000402160, and being further amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of October 19, 2016 and recorded as Mortgage Instrument Number 20161102000403880, and being further amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of April 10, 2017 and recorded as Mortgage Instrument Number 20170417000129660, and being further amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of May 18, 2017 and recorded as Mortgage Instrument Number 20170531000190210, and being further amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of July 28, 2017 and recorded as Mortgage Instrument Number

20170802000278010, and being further amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of July 28, 2017 and recorded as Mortgage Instrument Number 20170802000279640, and being further amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of September 7, 2017 and recorded as Mortgage Instrument Number 20170914000335360, and being further amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of September 7, 2017 and recorded as Mortgage Instrument Number 20170918000339030, and being further amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of November 2, 2017 and recorded as Mortgage Instrument Number 20171109000407380, and being further amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of November 2, 2017 and recorded as Mortgage Instrument Number 20171114000411690, and being further amended by that certain Note and Mortgage Modification and Spreader Agreement, dated as of November 20, 2017 and recorded as Mortgage Instrument Number 20171205000436230 (together with all assignments, amendments, modifications, restatements, and supplements thereto, the "Mortgage"); and

WHEREAS, Borrowers have requested that Mortgagee extend an additional loan to Borrowers in the amount of **\$137,441.00** (the "Increase"). Following the Increase, the total amount of the Loan will be **\$5,919,687.00**. Mortgagee has agreed to extend the Increase, on the terms and conditions herein stated;

WHEREAS, Borrowers now intend to amend the Note by increasing the principal amount thereof and to amend the Mortgage by adding an additional tract of land to the Land (as that term is defined in the Mortgage) for the purpose of providing additional collateral to secure the Note.

NOW THEREFORE, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Borrowers and Mortgagee agree as follows:

1. Borrowers hereby promise to pay the Increase to the order of Mortgagee. Accordingly, the Note is hereby amended to evidence the total principal amount of up to **\$5,919,687.00**. The Loan, as increased by the Increase, will continue to bear interest as set forth in that certain Amended and Restated Loan Agreement dated as of March 23, 2016, among Borrowers and Mortgagee (as amended, modified, restated and supplemented from time to time, the "Loan Agreement"), and will continue to be payable in accordance with the terms of the Loan Agreement and the Note.

2. Exhibit A to the Mortgage is hereby amended by adding thereto the description of real property contained on Schedule A hereto (such described real property being hereinafter referred to as the "Additional Land"). The term "Land" as defined in the Mortgage is hereby amended to include the Additional Land.

3. To further effect the foregoing, Mortgagor does hereby MORTGAGE, GRANT, BARGAIN, SELL, CONVEY, TRANSFER, ALIEN, ASSIGN and SET OVER to Mortgagee, as security for the payment and performance of the Secured Indebtedness (as defined in the Mortgage), the Additional Land, together with all appurtenances and rights thereto and all improvements thereon, to the same extent as given with respect to all other Property (as defined in the Mortgage) under the Mortgage, with all covenants, representations and warranties as to such property as are given with respect to all other Property under the Mortgage; TO HAVE AND TO HOLD the Additional Land and all rights, estates, powers, benefits, interests and privileges appurtenant thereto of every kind and character which Mortgagor now has or hereafter acquires in, to or for the benefit of the Additional Land and all other property and rights used or useful in connection with the therewith, unto Mortgagee, and Mortgagee's successors and assigns, forever.

4. It is the intent of Mortgagor that the Mortgage be construed in every sense as though the Additional Land was originally described in the Mortgage, and each and every other term and provision of the Mortgage should be applicable thereto as though the Additional Land had been originally described therein.

5. Except as expressly modified or amended herein, all of the terms and conditions of the Note and the Mortgage shall remain in full force and effect and are hereby ratified, affirmed, and approved.

6. Mortgagee may attach a copy of this Agreement to the Note, and all references hereinafter in any of the other Loan Documents (as defined in the Loan Agreement) shall be to the Note, as amended hereby. Mortgagee is authorized to type on the Note the following:

This Note has been amended by that certain Note and Mortgage Modification and Spreader Agreement dated as of December 14, 2017, entered into by and among SDH Birmingham LLC, SDH Nashville LLC, SDH Raleigh LLC, SDH Charlotte LLC, SDC Gwinnett LLC and Regions Bank, a copy of which Agreement is attached hereto and made a part hereof.

7. Borrowers acknowledge and agree that this Agreement is not indented to be, and shall not be deemed to or construed to be, a novation or release of the Note. Borrowers represent and warrant that they have no defenses, claims, or rights of setoff under the Note or the Mortgage as of the date hereof and agree that this Agreement is not to be construed as affecting the priority of the Mortgage with respect to the other Property (as defined in the Mortgage).

8. This Agreement shall be binding upon Borrowers and shall inure to the benefit of Mortgagee and its successors and assigns.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties have caused this instrument to be executed, delivered and sealed by their duly authorized representatives as of day and year first above written.

MORTGAGOR:

SDH BIRMINGHAM LLC,
a Georgia limited liability company

BY: 

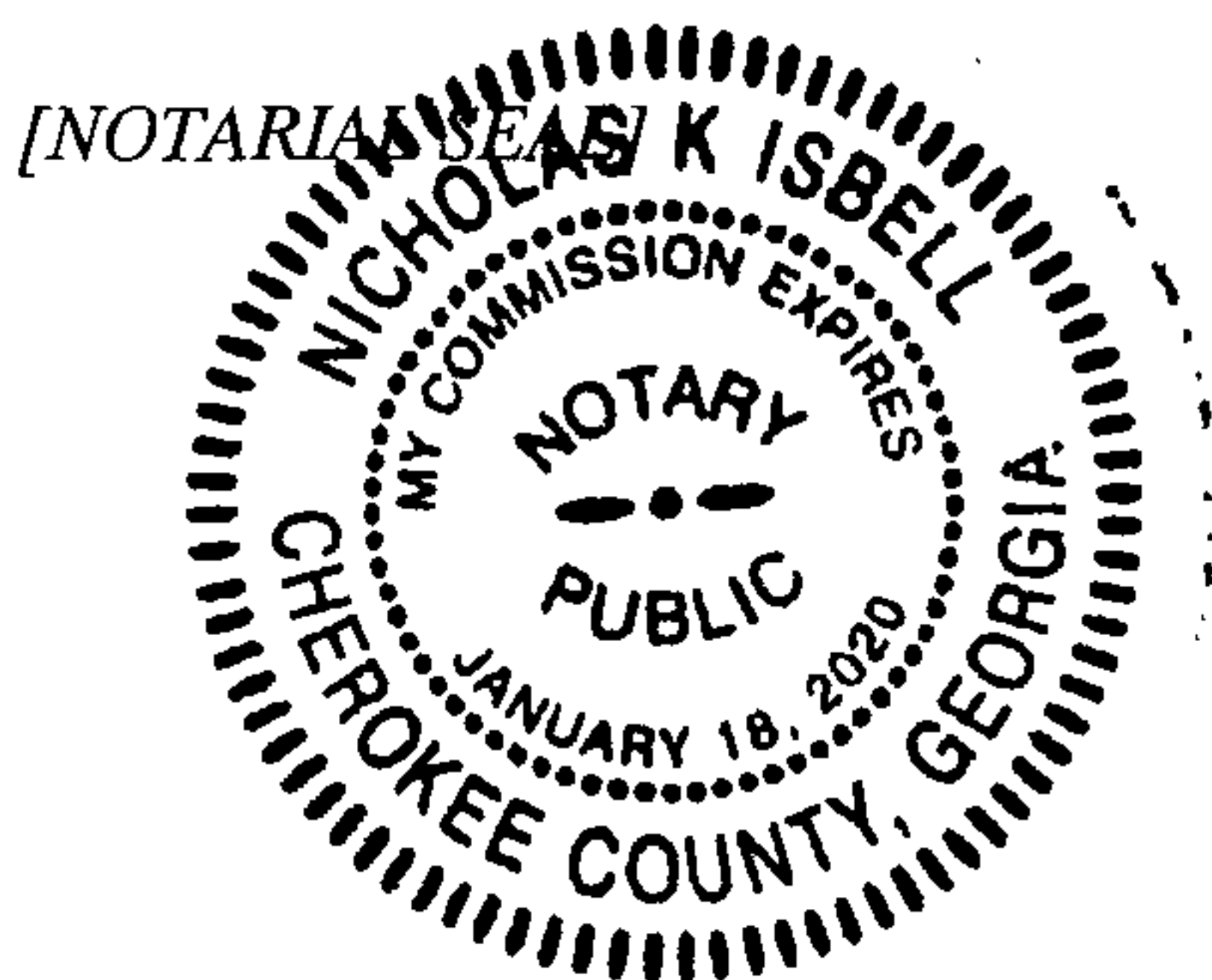
Name: John W. Sax
Title: Director of Finance

Mortgagor's Address for Notices:
110 Village Trail, Suite 215
Woodstock, Georgia 30188
Attention: John W. Sax

STATE OF Georgia)
COUNTY OF Cherokee)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **John W. Sax** as **Director of Finance** of **SDH Birmingham LLC**, a Georgia limited liability company, 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 for and as the act of said limited liability company.

Given under my hand and official seal this 14th day of December, 2017.




NOTARY PUBLIC
My Commission Expires: 1/18/20

SDC GWINNETT LLC,
a Georgia limited liability company

BY: [Signature] DOF
Name: John W. Sax
Title: Director of Finance

SDH NASHVILLE LLC,
a Georgia limited liability company

BY: [Signature] DOF
Name: John W. Sax
Title: Director of Finance

SDC RALEIGH LLC,
a Georgia limited liability company

BY: [Signature] DOF
Name: John W. Sax
Title: Director of Finance

SDC CHARLOTTE LLC,
a Georgia limited liability company

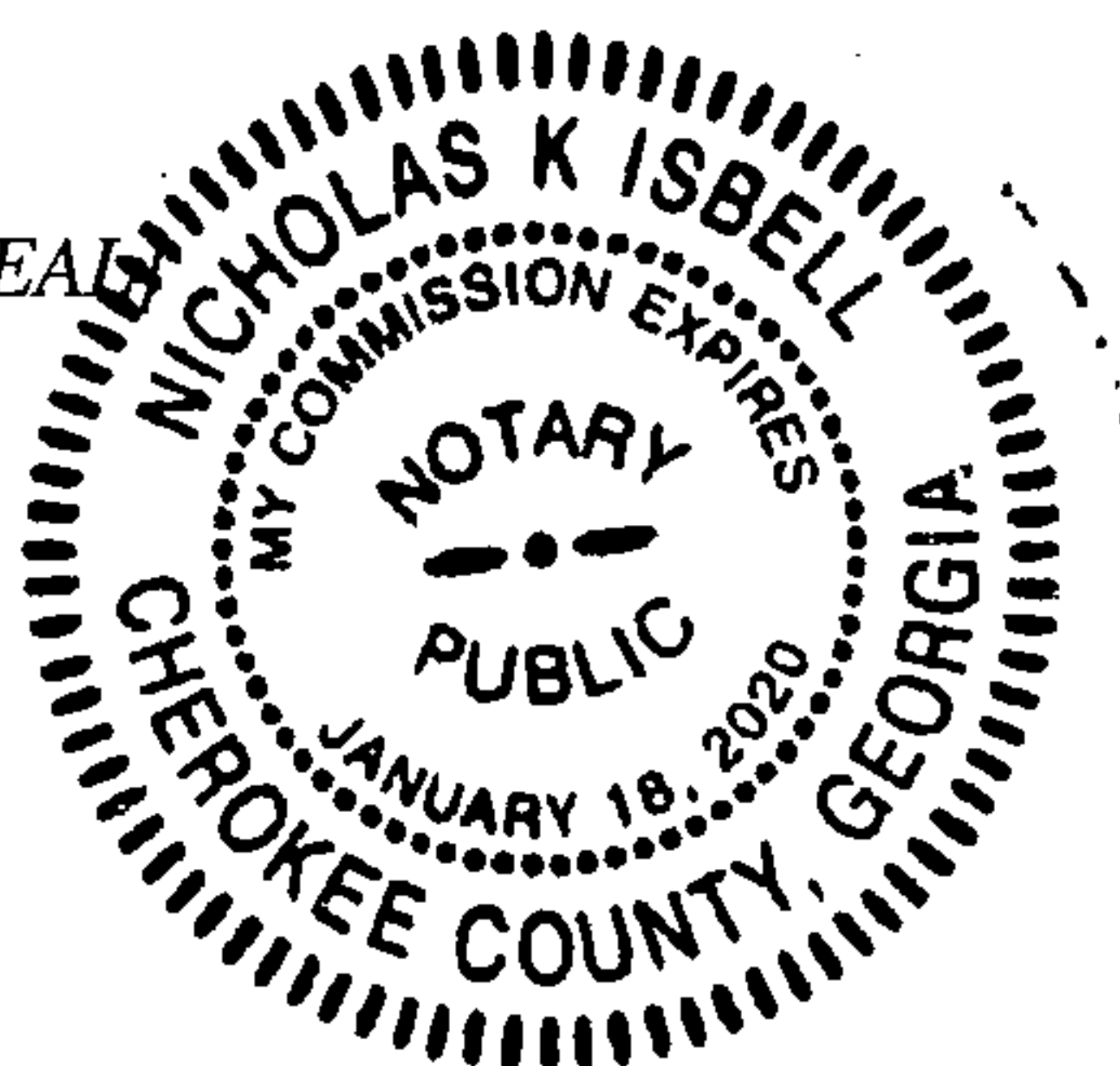
BY: [Signature] DOF
Name: John W. Sax
Title: Director of Finance

STATE OF Georgia)
COUNTY OF Cherokee)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **John W. Sax** as **Director of Finance** for each of **SDC Gwinnett LLC, SDH Nashville LLC, SDH Raleigh LLC and SDH Charlotte LLC**, all Georgia limited liability companies, 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 for and as the act of each limited liability company.

Given under my hand and official seal this 14th day of December, 2017.

[NOTARIAL SEAL]



[Signature]
NOTARY PUBLIC
My Commission Expires: 1/18/20

MORTGAGEE:

REGIONS BANK

BY: [Signature]
Name: Jill Cutrer
Title: Vice President

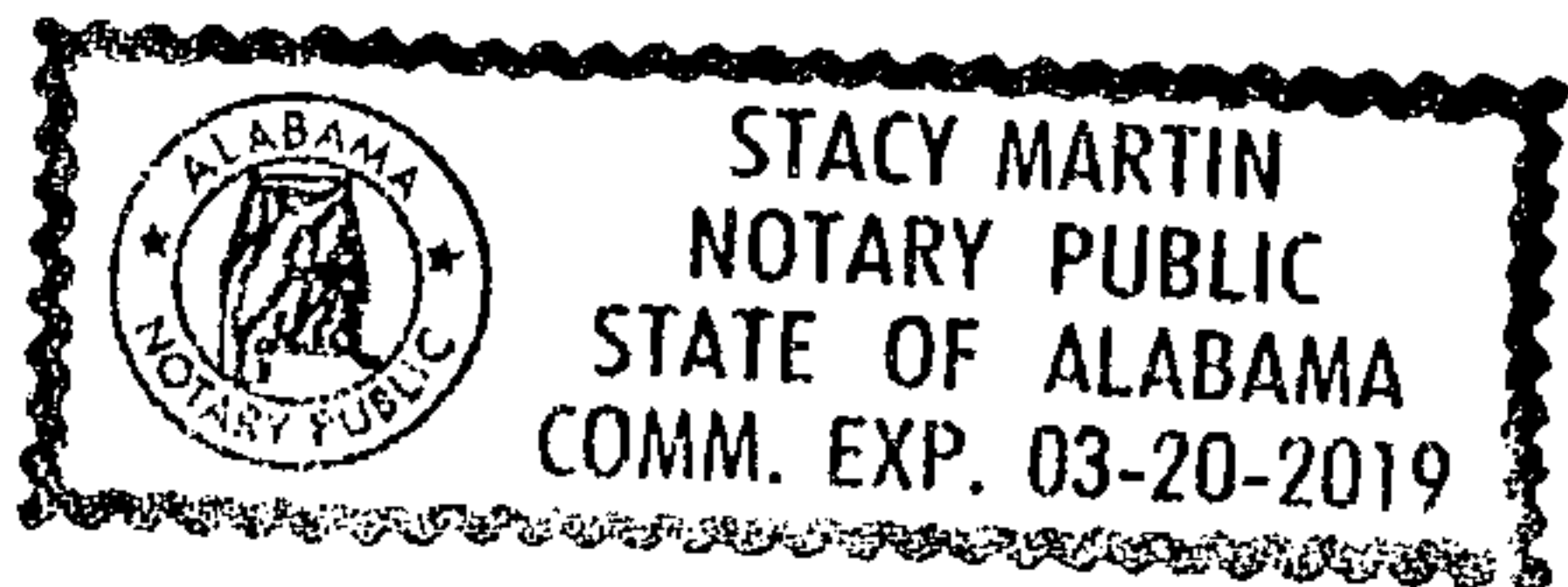
STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Jill Cutrer as VP of **Regions Bank**, an Alabama banking 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 for and as the act of said banking corporation.

Given under my hand and official seal this 14th day of December, 2017.

[NOTARIAL SEAL]

Stacy Martin
NOTARY PUBLIC
My Commission Expires: 3/20/19



SCHEDULE A

Legal Description of the Additional Land

Lot 157, according to the survey of Kensington Place, Phase II, as recorded in Map Book 42, Page 117, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/21/2017 12:46:47 PM
\$242.25 CHERRY
20171221000455510

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the Probate Judge.