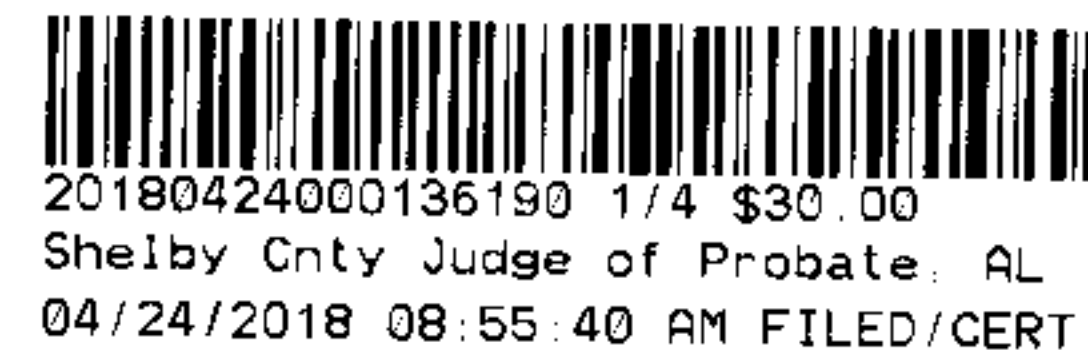


860005794

**CROSS DEFAULT
AND**



CROSS COLLATERALIZATION AGREEMENT

THIS AGREEMENT entered into this the 14th day of February, 2018 by and between SOUTHEASTERN POND MANAGEMENT, INC., NSDKT PROPERTIES, LLC, LIQUID PROPERTIES, LLC and LGCA PROPERTIES, LLC (hereinafter jointly, severally and collectively the "Obligor" or the "Obligors") and is for the benefit of FIRST US BANK (hereinafter "Bank")

WHEREAS, the Bank has or in the future desires to make loans, advances and issue credit to Obligors (hereinafter the "Obligations").

WHEREAS, as security for the Obligations, each Obligor has or will pledge, mortgage or grant a security interest in real, personal, or intangible property (hereinafter, along with all of the property and collateral pledged by all other Obligors to Bank, the "Collateral") to Bank to secure its Obligations to Bank.

WHEREAS, this pledge or mortgage of Collateral to Bank and Obligors obligations and liabilities to Bank and the Obligations are evidenced in part by the following (the "Agreements"):

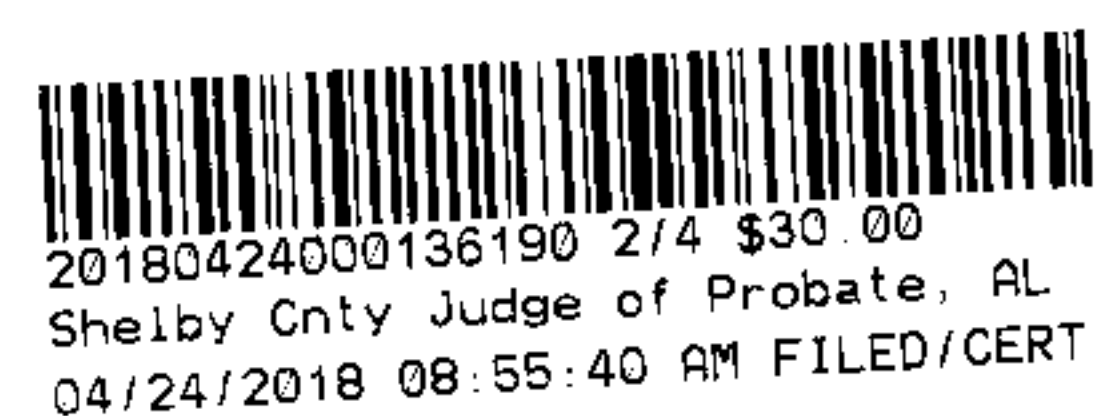
1. Promissory Note and Security Agreement from SOUTHEASTERN POND MANAGEMENT, INC. to Bank in the principal amount of \$800,000 dated September 8, 2018;
2. Promissory Note from NSDKT PROPERTIES, LLC to FIRST US BANK in the principal amount of \$200,000.00 dated September 8, 2017;
3. Promissory Note from LIQUID PROPERTIES, LLC to FIRST US BANK in the principal amount of \$225,000.00 dated September 8, 2017;
4. Promissory Note from LGCA PROPERTIES LLC to FIRST US BANK in the principal amount of \$200,000.00 dated September 8, 2017;
5. Promissory Note from SOUTHEASTERN POND MANAGEMENT, INC. to FIRST US BANK in the principal amount of \$250,000.00 dated February 14, 2018;
6. Commercial Loan Agreement from SOUTHEASTERN POND MANAGEMENT, INC. to FIRST US BANK dated September 8, 2017;
7. Commercial Loan Agreement from NSDKT PROPERTIES, LLC to FIRST US BANK dated September 8, 2017;
8. Commercial Loan Agreement from LIQUID PROPERTIES, LLC to FIRST US BANK dated September 8, 2017;
9. Commercial Loan Agreement from LGCA PROPERTIES LLC to FIRST US BANK dated September 8, 2017;
10. Loan and Security Agreement from SOUTHEASTERN POND MANAGEMENT, INC. to FIRST US BANK dated February 14, 2018;

11. Mortgage from LGCA PROPERTIES LLC in favor of FIRST US BANK dated September 8, 2017 recorded as Instrument No. 20171113000409310, Probate Office, Shelby County, Alabama;
12. Assignment of Leases and Rents from LGCA PROPERTIES LLC in favor of FIRST US BANK dated September 8, 2017, recorded as Instrument No. 20171113000409320, Probate Office, Shelby County, Alabama;
13. Mortgage from NSDKT PROPERTIES LLC in favor of FIRST US BANK dated September 8, 2017, recorded as Instrument No. 20171113000409290 Probate Office, Shelby County, Alabama, and in Mortgage Book 4359, Page 443, Probate Office, Lee County, Alabama;
14. Assignment of Leases and Rents from NSDKT PROPERTIES LLC in favor of FIRST US BANK dated September 8, 2017, recorded as Instrument No. 20171113000409280 Probate Office, Shelby County, Alabama, and in Deed Book 2529, Page 456, Probate Office, Lee County, Alabama;
15. Mortgage from NSDKT PROPERTIES LLC in favor of FIRST US BANK dated September 8, 2017, recorded as Instrument No. 20171113000409270 Probate Office, Shelby County, Alabama, and in Mortgage Book 4359, Page 432, Probate Office, Lee County, Alabama;
16. Deed of Trust from LIQUID PROPERTIES LLC in favor of FIRST US BANK dated September 8, 2017, recorded in Book 3541, Page 538, Instrument No. 827666, official records of the Clerk of Court, Madison County, Mississippi;
17. Assignment of Leases and Rents from LIQUID PROPERTIES LLC in favor of FIRST US BANK dated September 8, 2017, recorded in Book 3541, Page 524, Instrument No. 827665, official records of the Clerk of Court, Madison County, Mississippi; and
18. And any and all other agreements executed by Obligors (or any of them), Obligors' guarantors, or Obligors' accommodation parties to or for the benefit of Bank.

WHEREAS, Bank and Obligors desire that there exists an understanding that all of the Collateral shall secure all of the Obligations.

NOW, THEREFORE, in consideration of the premises, and to induce Bank to make loans and advances to Obligors, and to continue to make loans and advances to Obligors, and for \$10.00 and other good and valuable consideration, it is hereby agreed as follows:

1. That a default or an event of default under any one of the Obligations, the Agreements or the documents evidencing the Obligations, shall constitute a default or event of default on all of the Obligations, all of the Agreements, all of the documents evidencing the Obligations, and any other agreements between Bank and Obligors (or any one of them).
2. Upon the occurrence of a default or event of default in any agreement evidencing the Obligations or the Agreements, then Bank shall be entitled to all rights and remedies under all of the Agreements, any other agreements evidencing the Obligations, and/or any other agreements between Bank and Obligors (or any one of them), just as if a default had occurred under each of those agreements.




3. The Collateral shall secure all of the Obligations, and in such regard each Obligors do hereby pledge, assign, grant, bargain sell, convey, grant a security interest in, transfer and mortgage the Collateral to Bank as security for and as collateral for all of the Obligations. In such regard, Obligors do hereby amend the Agreements and all agreements entered into by Obligors in regard to the Collateral to reflect the fact that such Collateral is being mortgaged and pledged as collateral and as security for all of the Obligations.
4. Obligors further understands and does hereby confirm to Bank, that until all of the Obligations are paid in full and Bank has no further obligation to make any advances to Obligors (or any of them), Obligors shall have no rights to the satisfaction and termination of any mortgage or financing statements, and in such regard Obligors do hereby waive all provisions of Alabama Code to the contrary.
5. Obligors (and each of them) do hereby consents to and hereby waives any and all notice of the making of any modification, amendment, renewal or extension of any note or agreement evidencing the Obligations, or any supplement thereto; the making of any other agreement; the incurring of any other debts or obligations by Obligors (or any of them) to Bank or others and/or of the pledge, sale, transfer, and/or assignment thereof; the granting of security interests therein to Bank; the granting to Obligors (or any of them) of any extensions of time to make any payments to perform or discharge any of the Obligations (or waive such performances and/or discharge); the compounding, compromising, and/or adjusting of any claim against the Obligors (or any of them) or any accommodation party, obligor or debtor of Obligors (or any of them); the accepting or releasing of any security either of Obligors (or any of them) or of any third party; and all other notices which Obligors (or any of them) are entitled. No act on Bank's part and nothing other than the full payment, performances, and discharge of all of the Obligations shall operate to discharge or satisfy the liability of the undersigned hereunder. The liability of the undersigned hereunder is primary, direct and unconditional and may be enforced without first resorting to any rights or remedies Bank may have against any other person, any other entity, or against any security. Obligors (and each of them) further agree that this agreement, and all obligations secured hereby, shall remain in full force and effect and in its original tenor at all times hereinafter during the term hereof, notwithstanding i) the unenforceability, non-existence invalidity, or non-perfection of any of the Obligations, or any instrument or agreement guaranteeing or securing the Obligations, or of any lien, pledge, assignment, security interest or conveyance given as security for the Obligations; ii) the failure of Bank to pursue any collateral securing the Obligations or the failure to file a claim against Obligors (or any of them) or any guarantor of the Obligations in any proceeding pertaining to the death, insolvency, or bankruptcy of such person or entity; or iii) any action or undertakings by, or against, Bank or Obligors (or any of them) or concerning any collateral which is secured, pledged or assigned to the Bank in connection with the Obligations in any proceeding in the United States Bankruptcy Court; including without limitation, matters relating to valuation of collateral, election or imposition of secured or unsecured claim status upon claims by the Bank pursuant to any Chapter of the Bankruptcy Code, as may be applicable from time to time.
6. This Agreement amends the Agreements and all other agreements between Bank and Obligors (and each of them) evidencing the Obligations or any other credit arrangement, as specifically stated above. This is an amendment to such documents and not a novation thereof. All terms and conditions of such agreements, not specifically amended herein, or

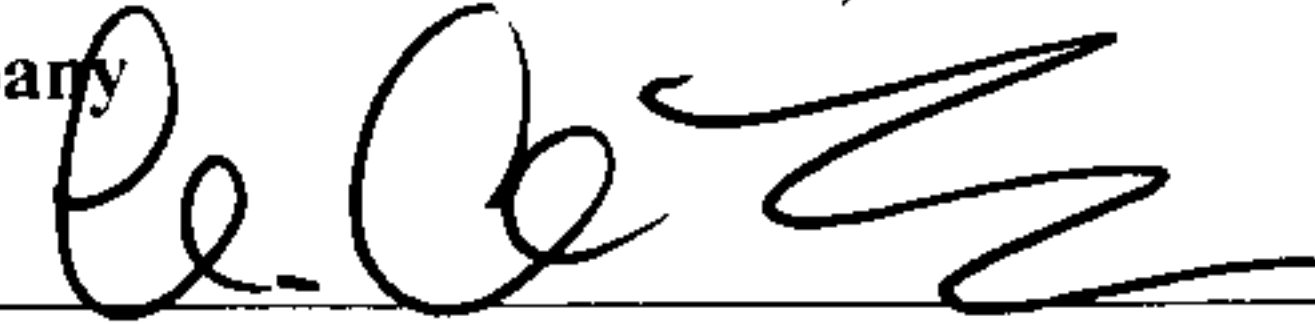
hereby reaffirmed, ratified, and shall continue in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on the date first above written.


**SOUTHEASTERN POND MANAGEMENT, INC., an
Alabama corporation**

By: 
Print Name: Norman A. Latona, Jr.
Title: President


**LGCA PROPERTIES LLC, an Alabama limited liability
company**

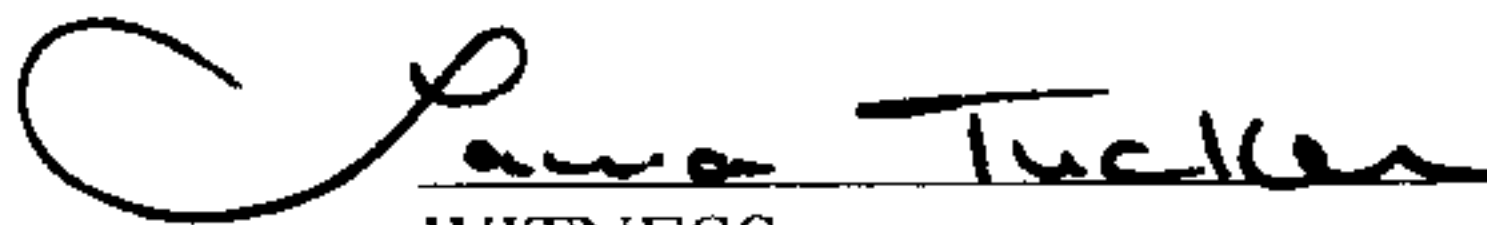
By: 
Print Name: Norman A. Latona, Jr.
Title: Member and Manager

**LIQUID PROPERTIES LLC, an Alabama limited liability
company**


By: 
Print Name: Norman A. Latona, Jr.
Title: Member and Manager

**NSDKT PROPERTIES LLC, an Alabama limited liability
company**

By: 
Print Name: Norman A. Latona, Jr.
Title: Member and Manager


WITNESS

WITNESS


20180424000136190 4/4 \$30.00
Shelby Cnty Judge of Probate: AL
04/24/2018 08:55:40 AM FILED/CERT