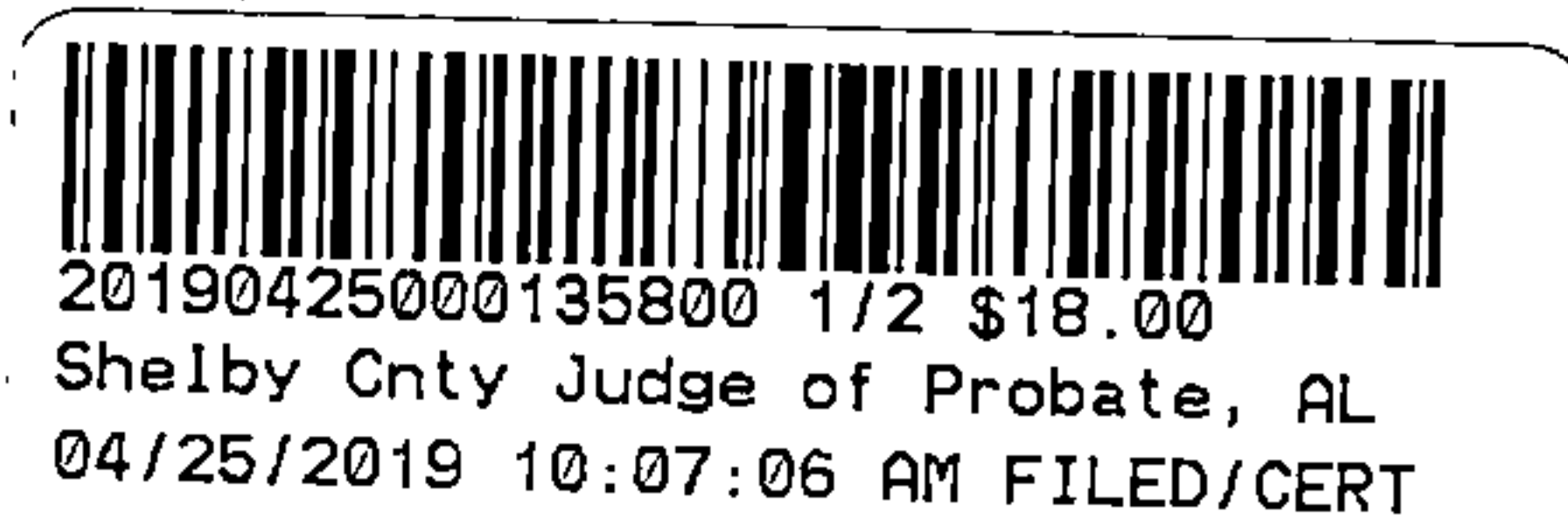


This instrument was prepared by
and upon recording should be returned to:

Doug Flaum, Esq.
Nelson Mullins Riley & Scarborough LLP
201 17th Street, NW, Suite 1700
Atlanta, Georgia 30363

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
COUNTY OF SHELBY)



MORTGAGE MODIFICATION AGREEMENT

This Mortgage Modification Agreement, dated this 19th day of April, 2019, is by and between **BAY POINT CAPITAL PARTNERS, LP**, a Delaware limited partnership (“Lender”) and **RIDGECREST ENTERPRISES, LLC**, an Alabama limited liability company (“Borrower”).

WHEREAS, Borrower is indebted to Lender as evidenced by, among other things, various Promissory Notes, including, without limitation, a Promissory Note, dated as of the date hereof; and such indebtedness is secured by a Master Future Advance Mortgage, Assignment of Rents and Leases and Security Agreement, dated as of October 10, 2018 on real property situated in Shelby County, Alabama, such mortgage being recorded in Instrument No. 20181018000369160 filed for record on October 10, 2018, in the Office of the Judge of Probate, Shelby County, Alabama (“Mortgage”); and

WHEREAS, Borrower and Lender desire to modify the terms of said Mortgage as set forth herein.

NOW, THEREFORE, for and in consideration of the premises, Borrower and Lender agree that the terms of the Mortgage are modified as follows:

The following lot(s) shall be added to Exhibit “A” of the Mortgage as part of the “Land” as defined in the Mortgage, and constitute additional collateral for the foregoing indebtedness:

Lot 313, according to the Final Plat of the Mixed Use Subdivision for Lake Wilborn Phase 3, as recorded in Map Book 49, Page 97A and B, in the Probate Office of Shelby County, Alabama

Except as modified herein, all of the terms and conditions of the Mortgage shall remain in full force and effect.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY OMITTED]

20190425000135800 1/2 \$18.00

IN WITNESS WHEREOF, the Borrower hereto has caused this instrument to be executed effective the date first written above.

RIDGECREST ENTERPRISES, LLC,
an Alabama limited liability company

By: _____

Name: David Brady

Its: Manager

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

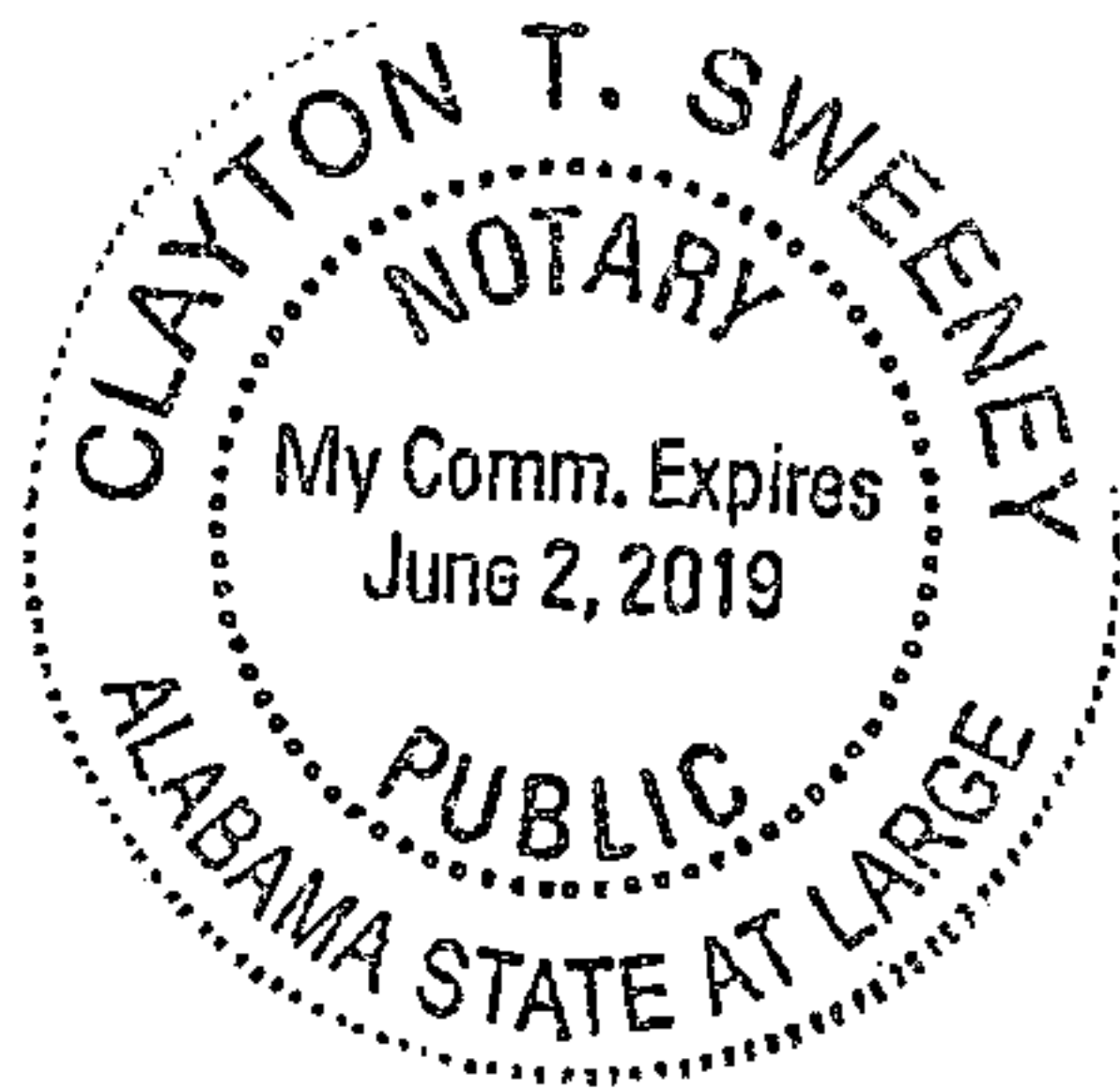
I, the undersigned Notary Public in and for said County in said State, hereby certify that David Brady, an adult person, whose name as Manager of **RIDGECREST ENTERPRISES, LLC**, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of this instrument, he in such capacity and with full authority, executed the same for and as act of said limited liability company.

Given under my hand and official seal this 19th day of April, 2019.

{NOTORIAL SEAL]

Notary Public

My Commission Expires: 06/02/2019



20190425000135800 2/2 \$18.00
Shelby Cnty Judge of Probate, AL
04/25/2019 10:07:06 AM FILED/CERT