

STATE OF ALABAMA     )  
                                     :  
SHELBY COUNTY         )

**ASSIGNMENT OF RENTS AND LEASES**

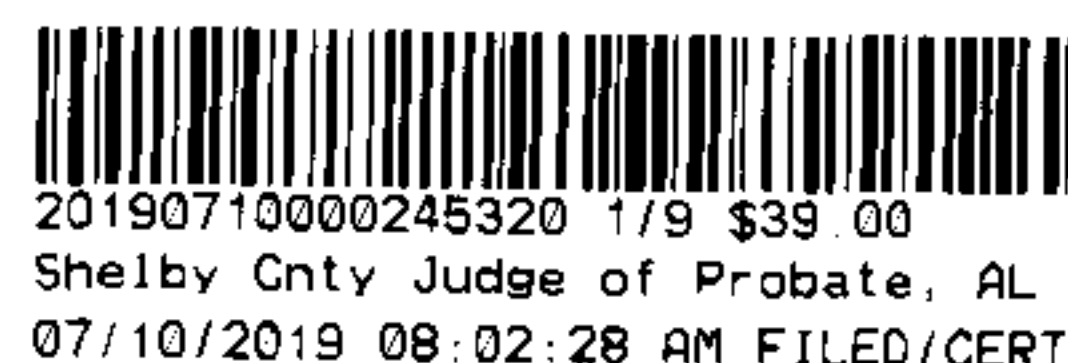
THIS ASSIGNMENT OF RENTS AND LEASES ("Assignment") made this 1<sup>st</sup> day of July, 2019 ("Effective Date"), by **Oak Mountain Partners, LLC**, an Alabama limited liability company, whose address is 1425 Richard Arrington, Jr. Blvd. S., Suite 100, Birmingham, Alabama 35205 ("Assignor"), to **Oakworth Capital Bank**, an Alabama banking corporation, whose address is 850 Shades Creek Parkway, Suite 200, Birmingham, Alabama 35209 ("Assignee").

**RECITALS**

WHEREAS, Assignor has executed and delivered to Assignee a Promissory Note (hereinafter called the "Note") in the principal sum of Three Million Five Hundred Seventy Thousand and No/100 Dollars (\$3,570,000.00) of even date herewith and, as security for the payment of the Note, Assignor has executed and delivered to Assignee a Mortgage, Assignment and Security Agreement (hereinafter, together with all amendments thereto and modifications thereof, called the "Mortgage") of even date herewith covering certain real (immovable) property located in Shelby County, State of Alabama, and more particularly described in Exhibit "A" which is attached hereto and incorporated by reference herein, together with all buildings, improvements and other property more particularly described in the Mortgage, and all fixtures, component parts, furnishings, machinery, equipment and other tangible property now owned or hereafter acquired by Assignor and located on or used in connection with such real (immovable) property (all of which real (immovable) and personal (movable) properties are hereinafter called the "Mortgaged Property"). This Assignment, the Mortgage, that certain Loan Agreement of even date between Assignor and Assignee (herein called the "Loan Agreement"), and all other agreements now or hereafter evidencing, governing or securing the loan evidenced by the Note are hereinafter collectively called the "Security Instruments" and singularly called a "Security Instrument"; and

WHEREAS, as further security for the Note, and as additional security to the Mortgage, Assignee has required that Assignor assign to Assignee all of Assignor's right, title and interest in, to and under any and all leases or subleases, whether written or oral (hereinafter collectively referred to as the "Leases" and singularly as a "Lease"), now or hereafter in existence (as amended or supplemented from time to time) and covering space in or applicable to the Mortgaged Property, and Assignor desires and intends by this instrument to assign to Assignee all of Assignor's right, title and interest in, to and under the Leases.

THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in order to secure the payment of the principal of, and interest on, the Note, to secure the payment of all other sums, with interest



thereon, becoming due and payable to Assignee under the provisions of the Note and the Security Instruments, and to secure the performance and observance by Assignor of each and every term, covenant, agreement and condition contained in the Note and in the Security Instruments, Assignor agrees as follows:

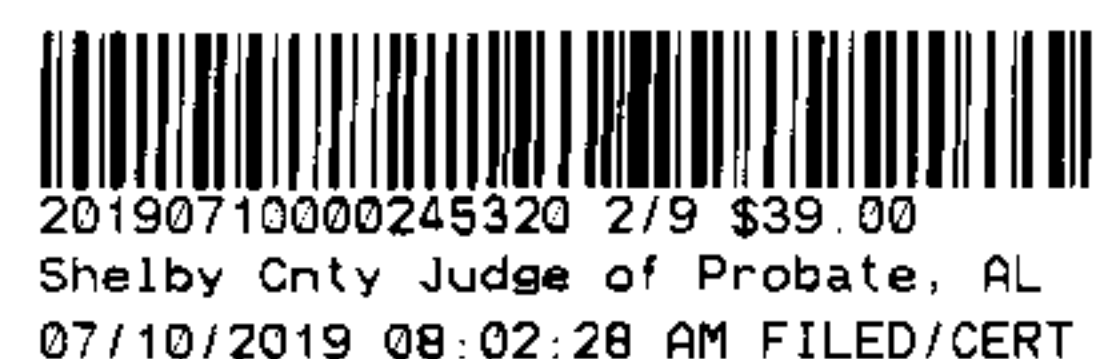
1. The Recitals above set forth are incorporated herein by this reference.

2. Assignor does hereby grant, convey, assign, transfer, pledge and set over unto Assignee, its successors and assigns, and grants to Assignee a continuing security interest in all of the right, title and interest of Assignor in, to and under the Leases, together with all rents, earnings, income, profits, benefits, security deposits and advantages arising from the Mortgaged Property and/or from said Leases and all other sums due or to become due under and pursuant thereto and together with any and all guarantees of or under any of said Leases, and together with all rights, powers, privileges, options and other benefits of Assignor as lessor under the Leases, including without limitation the immediate and continuing right to receive and collect all rents, income, revenues, issues, profits, condemnation awards, insurance proceeds, moneys and security payable or receivable under the Leases or pursuant to any of the provisions thereof whether as rent or otherwise; the right to make all waivers and agreements, to give and receive all notices, consents and releases, to take such action upon the happening of a default under any lease, including the commencement, conduct and consummation of proceedings at law or in equity as shall be permitted under any provision of any lease or by any law, and to do any and all other things whatsoever which the Assignor is or may become entitled to do under any such lease. Notwithstanding the provisions of this Paragraph 2, so long as there shall exist no default in the payment of any indebtedness secured hereby, or in the performance of any obligation, covenant or agreement herein contained or in the Note, the Leases or any of the Security Instruments, Assignor shall be entitled, and is hereby granted a license, to collect and receive all rents, issues, profits and other sums under and by virtue of any Lease (but not more than one month in advance); provided, however, Assignor shall apply the funds so collected first to the payment of all sums payable by Assignor to Assignee pursuant to the terms of the Note and to the payment of all other indebtedness secured by any of the Security Instruments, and thereafter, so long as no default hereunder or under the Note, or any of the Security Instruments has occurred, the balance shall be distributed to the account of Assignor.

3. This Assignment is made and given as security for, and shall remain in full force and effect until: (a) the payment in full of all principal, interest (including but not limited to accrued and deferred) and premium, if any, on the Note; (b) the payment in full of all other sums, with interest thereon, due and payable to Assignee under the provisions hereof, the Note and the Security Instruments; and (c) the performance and observance by Assignor of all the terms, covenants and conditions to be performed or observed by Assignor under the Note and the Security Instruments.

4. Assignor represents, warrants, covenants and agrees: (a) that Assignor has good right and authority to make this Assignment; (b) Assignor has not heretofore alienated, assigned, pledged or otherwise disposed of or encumbered the Leases or any of the sums due or to become due thereunder and that Assignor has not performed any acts or executed any other instruments which might prevent Assignee from operating under any of the terms and conditions of this

*Assignment of Rents and Leases*



Assignment or which would limit Assignee in such operation; (c) that Assignor will not accept or collect rent or any other payments under any Lease more than one month in advance of the time when the same shall become due under the terms of said Lease; (d) the only Leases presently in effect are subordinate to the Security Instruments; (e) that the form and substance of all Leases will be in all material respects consistent with a form lease approved by Assignee; (f) that Assignor will observe, perform and discharge, duly and punctually, all and singular the obligations, terms, covenants, conditions and warranties of the Note, this Assignment or any of the Security Instruments and any Lease, on the part of the Assignor to be kept, observed and performed; (g) that Assignor will use commercially reasonable efforts to enforce the performance of each and every obligation, term, covenant, condition and agreement in said Leases by any tenant to be performed; (h) that Assignor will appear in and defend any action or proceeding arising under, occurring out of or in any manner connected with said Leases, or the obligations, duties or liabilities of Assignor or any tenant thereunder and upon request by Assignee will do so in the name and behalf of Assignee, but at the expense of Assignor; (i) that Assignor will, upon the request of Assignee, execute and deliver to Assignee such further instruments and do and perform such other acts and things as Assignee may deem necessary or appropriate to make effective this Assignment and the various covenants of Assignor herein contained and to more effectively vest in and secure to Assignee the sums due or hereafter to become due under the Leases, including, without limitation, the execution of such additional assignments as shall be deemed necessary by Assignee to effectively vest in and secure to Assignee all rents, income and profits from any and all Leases; (j) that Assignor will from time to time, upon demand therefor, deliver to Assignee an executed counterpart of each and every Lease then affecting all or any portion of the Mortgaged Property; and (k) that in the event any warranty or representation of Assignor herein shall be false, misleading or inaccurate with respect to a material matter, or Assignor shall default in the observance or performance of any obligation, term, covenant or condition hereof, then, in each instance at the option of Assignee, the same shall constitute and be deemed to be a default under the Note and the Security Instruments, thereby giving Assignee the absolute right to declare all sums secured thereby and hereby immediately due and payable and to exercise any and all rights and remedies provided thereunder and hereunder as well as such remedies as may be available at law or in equity.

5. Assignor covenants and agrees that it will not, without in each instance the prior written consent of Assignee: (a) except as permitted by the Loan Agreement, assign, pledge, encumber or otherwise transfer any Lease or Assignor's rights thereunder; (b) do or permit to be done anything to impair the security of any Lease; or (c) incur any indebtedness for borrowed money or otherwise to the tenant or guarantor of any Lease which may under any circumstances be availed of as an offset against the rent or other payments due thereunder without the prior written consent of the Assignee (which consent may not be withheld, delayed or conditioned arbitrarily); and any of the above acts, if done without the consent of Assignee, shall be, at the option of Assignee, null and void.

6. Assignor hereby consents to and irrevocably authorizes and directs the tenants under the Leases and any successor to the interest of any of said tenants, upon demand and notice from Assignee of Assignee's right to receive the rents and other amounts under such Leases, to pay to Assignee the rents and other amounts due or to become due under the Leases, and said tenants shall have the right to rely upon such demand and notice from Assignee and shall pay such rents

*Assignment of Rents and Leases*



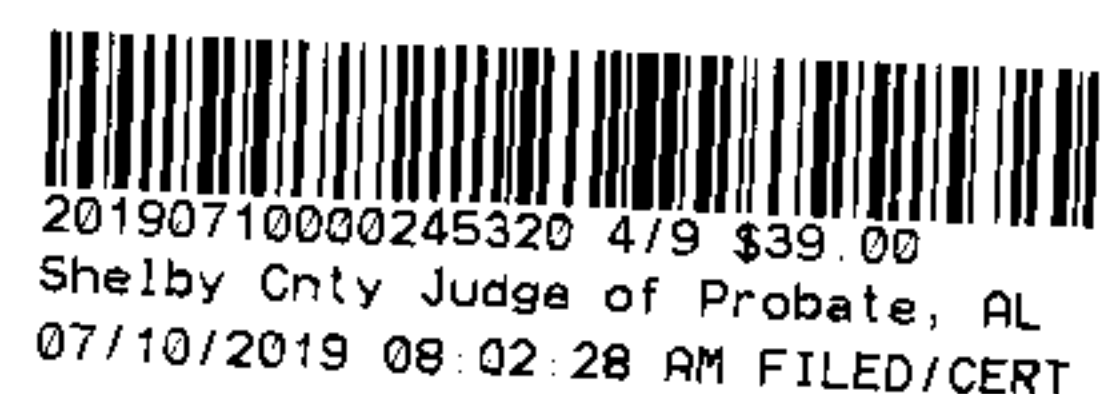
and other amounts to Assignee without any obligation or right of tenant to determine the actual existence of any default or event claimed by Assignee as the basis for Assignee's right to receive such rents and other amounts and notwithstanding any notice from or claim of Assignor to the contrary, and Assignor shall have no right to claim against said tenants for any such rents and other amounts so paid by said tenants to Assignee.

7. Upon the occurrence of an Event of Default under the Note or any of the Security Instruments, Assignee, at its option, shall have the complete right, power and authority (a) without taking possession, to demand, collect and receive and sue for the rents and other sums payable under the Leases and, after deducting all reasonable costs and expenses of collection (including, without limitation, reasonable attorneys' fees), apply the net proceeds thereof to the payment of any indebtedness secured hereby; (b) to declare all sums secured hereby immediately due and payable, and at its option, exercise any or all of the rights and remedies contained in the Note and in the Security Instruments; and (c) without regard to the adequacy of the security, with or without process of law, if permitted by law, personally or by agent or attorney, or by Assignee under the Mortgage, or by a keeper to be appointed by court, then and thereafter to enter upon, take and maintain possession of and operate the Mortgaged Property, or any part thereof, together with all documents, books, records, papers, and accounts relating thereto and exclude Assignor and its agents and servants therefrom and hold, operate, manage and control the Mortgaged Property or any part thereof as fully and to the same extent as Assignor could do if in possession and in such event, without limitation and at the expense of Assignor, from time to time, cause to be made all necessary or proper repairs, renewals, replacements, useful alterations, additions, betterments and improvements to the Mortgaged Property, or any part thereof and pay taxes, assessments and prior or proper charges on the Mortgaged Property, or any part thereof, and insure and reinsure the same, and lease the Mortgaged Property, or any part thereof, for such terms and on such terms as Assignee deems desirable, including leases for terms expiring beyond the maturity of the indebtedness secured by the Security Instruments and cancel any Lease or sublease thereof for any cause or on any ground which would entitle Assignor to cancel the same. Assignee may apply rents and other sums payable under the Leases to the payment of any cost or expense incurred hereunder.

8. After payment of all proper charges and expenses, including the just and reasonable compensation for the services of Assignee, its attorneys, agents and others employed by Assignee in connection with the operation, management and control of the Mortgaged Property and the conduct of the business thereof, Assignee shall credit the net amount of income which Assignee may receive by virtue of this Assignment and from the Mortgaged Property to any and all amounts due or owing to Assignee from Assignor under the terms and provisions of the Note and the Security Instruments. The balance, if any, of such net income shall be released to or upon the order of Assignor.

9. The acceptance by Assignee of this Assignment, with all of the rights, powers, privileges and authority so created, shall neither be deemed nor construed to constitute Assignee a mortgagee in possession nor at any time or in any event to impose any obligation whatsoever upon Assignee to appear in or defend any action or proceeding relating to the Leases or the Mortgaged Property, or to take any action hereunder, or to expend any money or incur any expenses, or perform or discharge any obligations, duty or liability under the Leases, or to assume any

*Assignment of Rents and Leases*



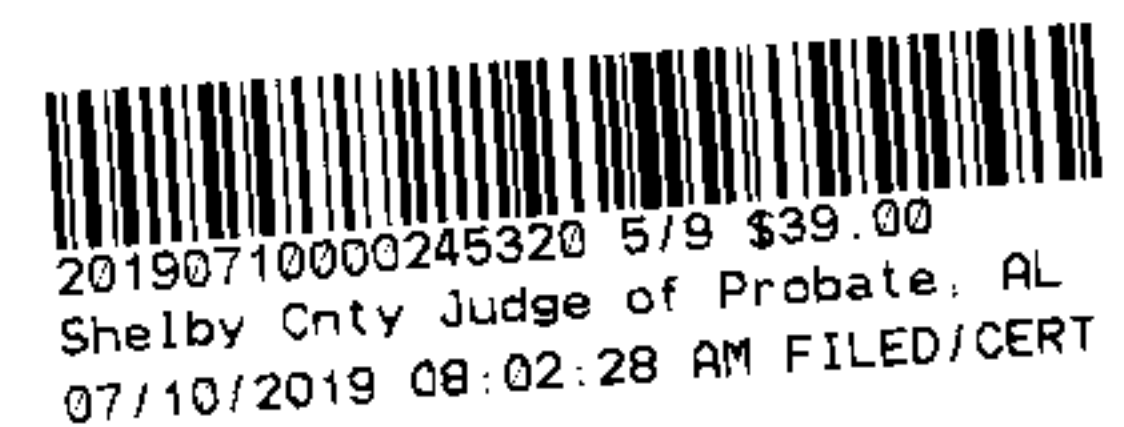
obligation or responsibility for any security deposits or other deposits delivered to Assignor by any tenant and not assigned and delivered to Assignee or render Assignee liable in any way for any injury or damage to person or property sustained by any person or entity in, on or about the Mortgaged Property.

10. Assignor agrees that the collection of rents and the application thereof as aforesaid or the entry upon and taking of possession of the Mortgaged Property, or any part thereof, by Assignee shall not cure or waive any default, or waive, modify or affect any notice of default under the Note or the Security Instruments, or invalidate any act done pursuant to such notice, and the enforcement of such right or remedy by Assignee, once exercised, shall continue for so long as Assignee shall elect. If Assignee shall thereafter elect to discontinue the exercise of any such right or remedy, the same or any other right or remedy hereunder may be reasserted at any time and from time to time following any subsequent default.

11. The rights and remedies of Assignee hereunder are cumulative and not in lieu of, but are in addition to, any rights or remedies which Assignee shall have under the Note, any of the Security Instruments, or at law or in equity, which rights and remedies may be exercised by Assignee either prior to, simultaneously with, or subsequent to, any action taken hereunder. The rights and remedies of Assignee may be exercised from time to time and as often as such exercise is deemed expedient, and the failure of Assignee to avail itself of any of the terms, provisions and conditions of this Assignment for any period of time, at any time or times, shall not be construed or deemed to be a waiver of any rights under the terms hereof. Assignee may take or release other security, may release any party primarily or secondarily liable for any indebtedness secured hereby, may grant extensions, renewals or indulgences with respect to such indebtedness, and may apply any other security therefor held by it to the satisfaction of such indebtedness without prejudice to any of its rights hereunder.

12. The right of Assignee to collect and receive the rents assigned hereunder or to take possession of the Mortgaged Property, or to exercise any of the rights or powers herein granted to Assignee shall to the extent not prohibited by law, also extend to the period from and after (1) the filing of any suit to foreclose the lien created under any of the Security Instruments which cover the Mortgaged Property, and (2) the institution of foreclosure under the Mortgage.

13. Assignor shall and hereby agrees to indemnify and hold Assignee harmless of, from and against any and all liability, loss, damage or expense, which Assignee may or might incur under or by reason of this Assignment, and of and from any and all claims and demands whatsoever which may be asserted against Assignee by reason of any alleged obligation or undertaking on the part of Assignee to perform or discharge any of the terms, covenants or agreements contained in the Leases. Should Assignee incur any such liability, loss or damage under or by reason of this Assignment, or in the defense of any such claims or demands, the amount thereof, including costs, expenses and attorneys' fees, together with interest thereon at the same rate of interest as provided in the Note with respect to the principal indebtedness of Assignor to Assignee, shall be secured by this Assignment and by the Security Instruments, and Assignor shall reimburse Assignee therefor immediately upon demand, and upon failure of Assignor so to do, Assignee may declare all sums secured hereby immediately due and payable.



14. All notices, demands or documents of any kind which Assignee may be required or may desire to serve upon Assignor hereunder shall be sufficiently served by delivering the same to Assignor personally, by depositing a copy of the same in the United States Postal Service System, postage pre-paid, certified mail, return receipt requested, or national overnight courier and addressed to Assignor, at its address indicated on the first page of this Assignment, or at such other address as Assignor may from time to time designate in writing actually received by Assignee. Any notice mailed to Assignor shall be deemed to be delivered and received upon such notice being deposited in the United States Postal Service System, national overnight courier (e.g. Federal Express) or if personally delivered, upon receipt of such notice.

15. This Assignment shall be assignable by Assignee and all representations, warranties, covenants, powers and rights herein contained shall be binding upon, and inure to the benefit of, Assignor and Assignee and their respective successors, heirs and assigns.

16. This Assignment may be executed, acknowledged and delivered in any number of counterparts and each such counterpart shall constitute an original, but together such counterparts shall constitute only one instrument.

17. If any one or more of the provisions of this Assignment, or the applicability of any such provision to a specific situation, shall be held invalid or unenforceable, such provision shall be modified to the minimum extent necessary to make it or its application valid and enforceable, and the validity and enforceability of all other provisions of this Assignment and all other applications of any such provision shall not be affected thereby.


18. Upon a sale, conveyance, transfer or exchange of all or a part of the Mortgaged Property, the term "Assignor" as used herein shall include the transferee or grantee in such transaction. The preceding sentence shall not be deemed to permit any sale, conveyance, transfer or exchange which is prohibited or restricted by the terms of any Security Instrument.

19. All exhibits attached hereto are by this reference incorporated fully herein. The term "this Assignment" shall be deemed to include all such exhibits.

20. This Assignment shall be governed by and construed under the laws of the State of Alabama.

21. In the event of any inconsistencies between this Assignment and the Loan Agreement between Assignor and Assignee of even date herewith, the terms of said Loan Agreement shall control. The terms, conditions and provisions of said Loan Agreement are incorporated herein by reference as if more fully set forth at length.

[EXECUTION ON FOLLOWING PAGE]

  
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Shelby Cnty Judge of Probate, AL  
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*Assignment of Rents and Leases*



IN WITNESS WHEREOF, Assignor and Assignee have caused this instrument to be executed and effective as of the Effective Date, although actually executed on the date or dates reflected below.

**ASSIGNOR:**

**Oak Mountain Partners, LLC,**  
an Alabama limited liability company


By:   
Charles L. Robinson, Jr.  
Its Manager


STATE OF ALABAMA                    )  
  :  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles L. Robinson, Jr., whose name as Manager of Oak Mountain Partners, LLC, an Alabama 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 Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company on the date of this notary acknowledgement.

Given under my hand this the 1<sup>st</sup> day of July, 2019.

(SEAL)

  
Notary Public  
My commission expires: 11/1/2021

  
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Shelby Cnty Judge of Probate, AL  
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*Assignment of Rents and Leases*

**ASSIGNEE:**

**Oakworth Capital Bank,**  
an Alabama banking corporation

By: 

Print Name: Reese Kincaid

Its: Managing Director

STATE OF ALABAMA     )  
                                     :  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Reese Kincaid, whose name as Managing Director of **Oakworth Capital 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 the instrument, he, as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the date of this notary acknowledgement.

Given under my hand this the 3<sup>rd</sup> day of July, 2019.

(SEAL)

  
Notary Public

My commission expires: 11/1/2021

This instrument was prepared by:  
J. Ladd Davis, Esq.  
Rushton, Stakely, Johnston & Garrett, P.A.  
2100B SouthBridge Parkway, Suite 240  
Birmingham, Alabama 35209  
RSJ&G File No. 9910-0039



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Shelby Cnty Judge of Probate, AL  
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## EXHIBIT "A"

### PARCEL 2:

Commence at the NW corner of Section 6, Township 20 South, Range 2 West; thence South 41 degrees 56 minutes 23 seconds East a distance of 1629.25 feet to the intersection of the Easterly right-of-way line of U.S. Highway No. 31 (200' R.O.W.) and the Southerly right-of-way line of Amphitheater Road (100' R.O.W.); thence South 82 degrees 16 minutes 18 seconds East and along said right-of-way of Amphitheater Road a distance of 165.29 feet to the Point of Beginning; thence continue along the last described course a distance of 230.68 feet; thence South 9 degrees 58 minutes 13 seconds West a distance of 176.28 feet; thence North 82 degrees 16 minutes 18 seconds West a distance of 223.78 feet; thence North 7 degrees 43 minutes 42 seconds East a distance of 176.15 feet to the POINT OF BEGINNING.


### PARCEL 3:

Commence at the NW corner of Section 6, Township 20 South, Range 2 West; thence South 41 degrees 56 minutes 23 seconds East a distance of 1629.25 feet to the intersection of the Easterly right-of-way line of U.S. Highway No. 31 (200' R.O.W.) and the Southerly right-of-way line of Amphitheater Road (100' R.O.W.); thence South 82 degrees 16 minutes 18 seconds East and along said right-of-way of Amphitheater Road a distance of 395.97 feet; thence South 9 degrees 58 minutes 13 seconds West a distance of 176.28 feet to the Point of Beginning; thence continue along the last described course a distance of 15.92 feet; thence South 18 degrees 55 minutes 25 seconds West a distance of 106.28 feet; thence North 83 degrees 43 minutes 00 seconds West a distance of 392.75 feet to a point on the Southeasterly right-of-way of U.S. Highway No. 31 (200' R.O.W.), said point being on a curve to the left and concave Northwesterly having a radius of 2964.93 feet and a central angle of 2 degrees 31 minutes 39 seconds; thence along said right-of-way and the arc of said curve a distance of 130.80 feet, said arc subtended by a chord which bears North 13 degrees 45 minutes 19 seconds East a distance of 130.78 feet, to the end of said curve; thence South 82 degrees 16 minutes 18 seconds East a distance of 400.15 feet to the POINT OF BEGINNING.

### PARCEL 4:

Commence at the NW corner of Section 6, Township 20 South, Range 2 West; thence South 41 degrees 56 minutes 23 seconds East a distance of 1629.25 feet to the intersection of the Easterly right-of-way line of U.S. Highway No. 31 (200' R.O.W.) and the Southerly right-of-way line of Amphitheater Road (100' R.O.W.); thence South 82 degrees 16 minutes 18 seconds East and along said right-of-way of Amphitheater Road a distance of 395.97 feet; thence South 9 degrees 58 minutes 13 seconds West a distance of 192.20 feet; thence South 18 degrees 55 minutes 25 seconds West a distance of 106.28 feet to the Point of Beginning; thence continue along the last described course a distance of 43.22 feet; thence South 21 degrees 53 minutes 52 seconds West a distance of 201.66 feet; thence North 68 degrees 07 minutes 56 seconds West a distance of 246.15 feet; thence North 64 degrees 10 minutes 39 seconds West a distance of 121.78 feet to a point on the Southeasterly right-of-way of U.S. Highway No. 31 (200' R.O.W.), said point being on a curve to the left and concave Northwesterly having a radius of 2964.93 feet and a central angle of 2 degrees 32 minutes 32 seconds; thence along said right-of-way and the arc of said curve a distance of 131.55 feet, said arc subtended by a chord which bears North 16 degrees 17 minutes 25 seconds East a distance of 131.54 feet; thence South 83 degrees 43 minutes 00 seconds East a distance of 392.75 feet to the POINT OF BEGINNING.

All situated in Shelby County, Alabama

  
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