

State of Alabama

Prepared by, recording requested by,
and when recorded, please return to:
Tina Wright, Recording Clerk
SBA Network Services, LLC
8051 Congress Avenue
Boca Raton, Florida 33487
800-487-7483



20191107000413960 1/14 \$62.00
Shelby Cnty Judge of Probate, AL
11/07/2019 10:54:49 AM FILED/CERT

**AMENDMENT TO AMENDED MORTGAGE, FIXTURE FILING AND ASSIGNMENT OF LEASES AND
RENTS, AS AMENDED**

THIS AMENDMENT TO AMENDED MORTGAGE FIXTURE FILING, AND ASSIGNMENT OF LEASES AND RENTS, AS AMENDED (this "**Amendment**"), dated as of September 13, 2019 is made by and between SBA 2012 TC ASSETS, LLC, a Delaware limited liability company ("**Mortgagor**"), whose address is 8051 Congress Avenue, Boca Raton, Florida 33487, and DEUTSCHE BANK TRUST COMPANY AMERICAS, as trustee, as lender under the Loan Agreement referred to below (in such capacity, "**Mortgagee**", which term shall be deemed to include successors and assigns), whose address is 60 Wall Street, New York, New York 10005, Attn: TSS-Alternative and Structured Finance Services.

PRELIMINARY STATEMENT

A. The Mortgagor, the Mortgagee (as successor trustee to LaSalle Bank National Association) and others entered into that certain Amended and Restated Loan and Security Agreement, dated as of November 18, 2005 (as amended, supplemented or otherwise modified from time to time, the "**Existing Loan Agreement**"), among Mortgagor, as borrower, any additional borrower or borrowers party thereto, and Mortgagee, as lender.

B. The Mortgagor, Midland Loan Services, a division of PNC Bank, as servicer on behalf of the Mortgagee (the "**Servicer**") and the others party thereto entered into that certain Second Amended and Restated Loan and Security Agreement dated as of October 15, 2014 (as amended, the "**Amendment and Restatement**"; the Existing Loan Agreement, as amended and restated by the Amendment and Restatement, the "**Loan Agreement**"), which among other things, amended the Existing Loan Agreement to add certain borrowers as parties thereto and to increase the amount of the loans made pursuant thereto.

C. The Mortgagor, the Servicer and the others party thereto entered into that certain Fifth Loan and Security Agreement Supplement and Amendment dated as September 13, 2019 (the "**Supplement**"), which among other things, amended the Loan Agreement to increase the amount of the loans made pursuant thereto.

**THE TERM OF THE INDEBTEDNESS SECURED BY THE MORTGAGE BEING AMENDED HEREBY
IS NOT BEING EXTENDED.**

No Taxes due, as referenced in the Mortgage Tax Order, attached hereto.

D. In fulfillment of certain conditions to the issuances of credit described in the Loan Agreement and to secure, among other things, Mortgagor's obligations under the Loan Agreement, Mortgagee is the holder of the Mortgage more particularly described on Schedule I attached hereto (as amended as described on Schedule I, the "**Existing Mortgage**") which encumbers the fee simple estate(s), leasehold estate(s), easement estate(s) and/or other estate(s) in the real property described therein.

E. Subsequent to executing and delivering the Existing Mortgage, the Mortgagor acquired one or more additional estates in the real property described in the Existing Mortgage.

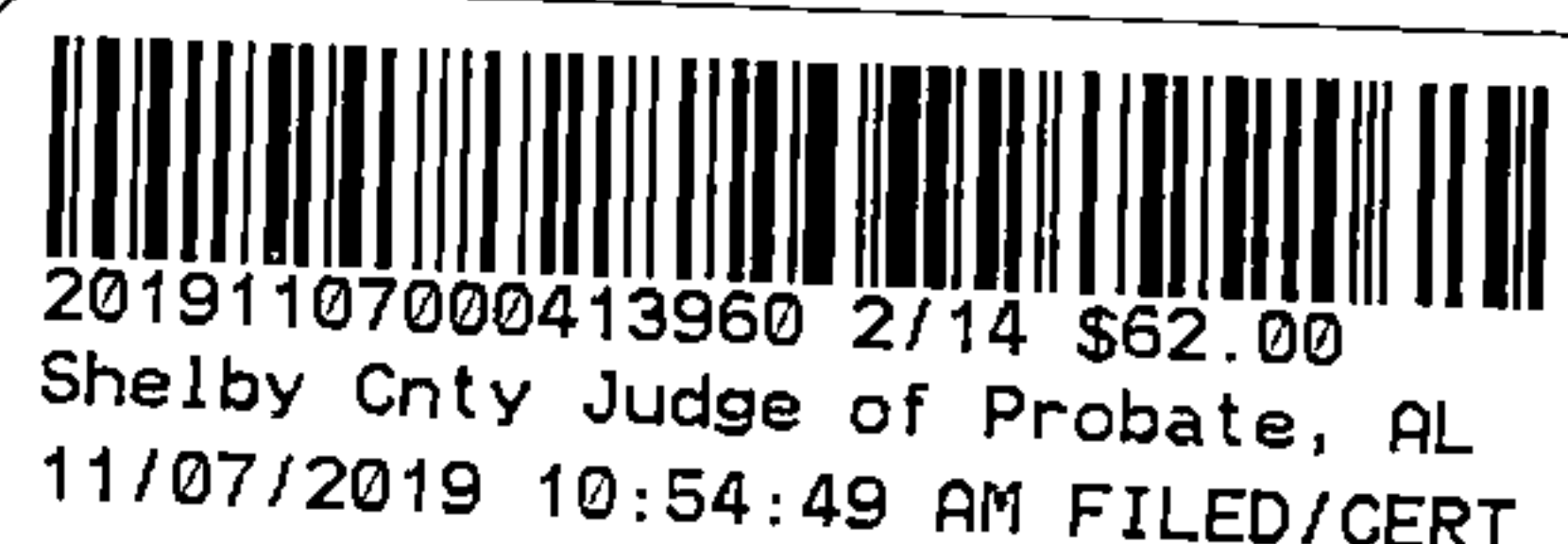
F. Mortgagor and Mortgagee now desire to (i) amend the Existing Mortgage as hereinafter set forth, (ii) acknowledge and confirm that the Existing Mortgage remains in full force and effect, except only to the extent expressly modified by this Amendment, and (iii) acknowledge that Mortgagor's obligations and the Liens and security interests created under the Existing Mortgage continue in full force and effect, unimpaired and undischarged. Capitalized terms used but not otherwise defined herein shall have the respective meanings ascribed thereto in the Loan Agreement or in the Existing Mortgage, as applicable.

In consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortgagor and Mortgagee agree as follows:

1. All references wherever contained in the Existing Mortgage to Loans in the original amount of "\$4,870,000,000" are hereby deleted and the amount "\$5,095,100,000" is substituted therefor. All references wherever contained in the Existing Mortgage to the maximum aggregate amount of principal indebtedness secured or similar phrases intending to refer to the maximum amount of principal indebtedness secured under the credit facility of "FOUR BILLION EIGHT HUNDRED SEVENTY MILLION DOLLARS" or "\$4,870,000,000" are hereby deleted and the amount of "FIVE BILLION NINETY FIVE MILLION ONE HUNDRED THOUSAND DOLLARS" or "\$5,095,100,000", as the case may be, are substituted therefor.

2. All references in the Existing Mortgage to the defined term "Mortgage" shall be deemed to mean and refer to the Existing Mortgage as the same may have previously been amended and as amended by this Amendment, and as the same may be further amended, supplemented, restated or otherwise modified from time to time. The parties hereby give notice that the Loan Agreement has been amended pursuant to the Supplement. Whenever referred to in the Existing Mortgage, "Loan Agreement" shall mean the Loan Agreement referred to in the Mortgage, as amended by the Supplement, and as the same may be further amended, restated, replaced, substituted, supplemented or otherwise modified from time to time.

3. Mortgagor and Mortgagee expressly acknowledge and agree that, except as expressly set forth herein, this Amendment shall not alter, amend, modify or otherwise affect the terms, provisions and conditions of the Loan Documents, and Mortgagor and Mortgagee hereby



ratify, confirm and agree that the Loan Documents to which Mortgagor is a party and all liens, security interests, assignments, powers, indemnities, waivers and other rights created for Mortgagee's benefit thereunder, including, without limitation, the lien created by the Existing Mortgage, as amended by this Amendment, shall continue to secure, in the same manner, in the same priority and to the same extent set forth therein, the payment and performance of the Obligations, and all of same are hereby renewed, extended, carried forward, ratified and confirmed and shall be deemed for all purposes in full force and effect.

4. Mortgagor and Mortgagee acknowledge and agree that the execution and/or acceptance of this Amendment by Mortgagee shall not be deemed or construed as a (a) novation or an accord and satisfaction of any of Mortgagor's or Mortgagee's duties, obligations and liabilities contained in the Loan Documents; (b) waiver, modification, restriction or limitation of any and all of Mortgagor's and Mortgagee's rights and benefits arising under the Loan Documents by operation of law, or otherwise, to demand full, complete and strict performance of the duties, obligations and liabilities contained in the Loan Documents; or (c) precedent, and that Mortgagee shall be under no obligation, express or implied, to grant Mortgagor any future or further modification, renewal, extension and/or amendment to the Existing Mortgage, as amended hereby or any or all of the other Loan Documents, except as provided therein.

5. This Amendment may be executed by one or more of the parties to this Amendment on any number of separate counterparts with the same effect as if the signature thereto and hereto were upon the same instrument and all of said counterparts taken together shall be deemed to constitute one and the same instrument.

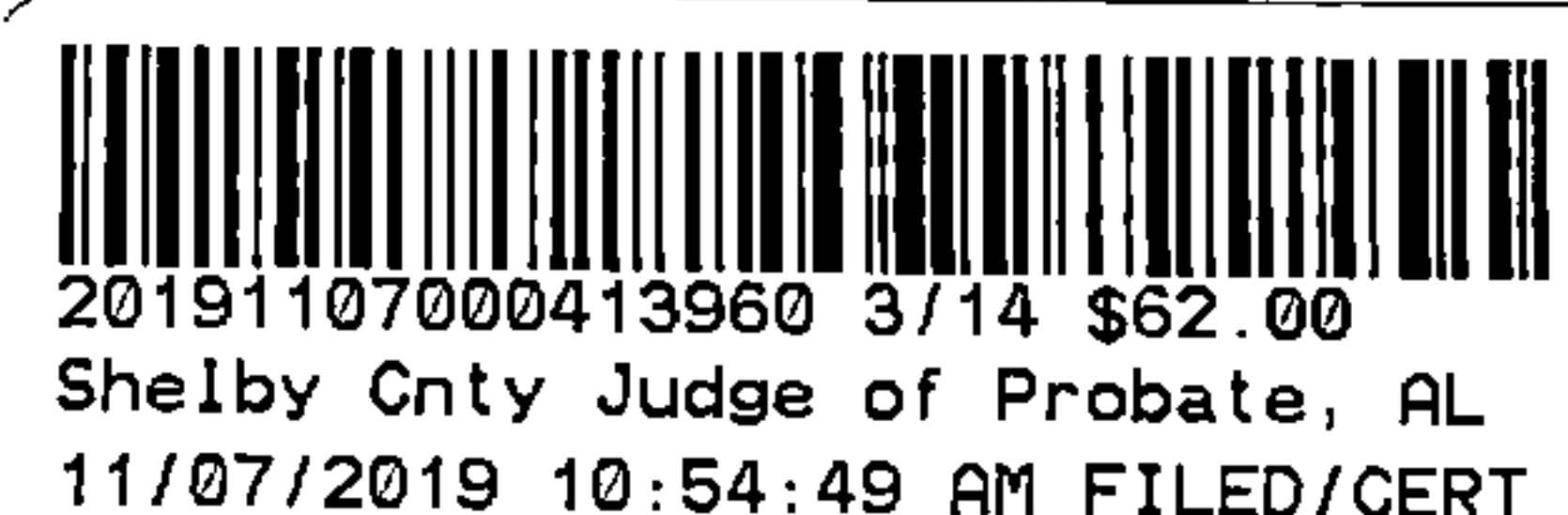
6. Any provision of this Amendment which is prohibited or unenforceable in any jurisdiction or court shall, as to such jurisdiction or court, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof, and any such prohibition or unenforceability in any jurisdiction or court shall not invalidate or render unenforceable such provision in any other jurisdiction or court.

7. This Amendment and the Loan Documents represent the entire agreement of the parties with respect to the subject matter hereof, and there are no promises, undertakings, representations or warranties by any party relative to the subject matter hereof not expressly set forth or referred to herein or therein.

8. Neither this Amendment nor any terms hereof may be amended, supplemented or modified except by a written instrument executed by the parties. This Amendment shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

9. This Amendment shall be governed by and construed in accordance with the laws of the State or Commonwealth in which the Premises are located.

10. Each of the parties hereto, and the respective representatives thereof executing this Amendment on their respective behalves, represents that such representative has full power,



authority and legal right to execute and deliver this Amendment and that the same constitutes a valid and binding obligation of such party.

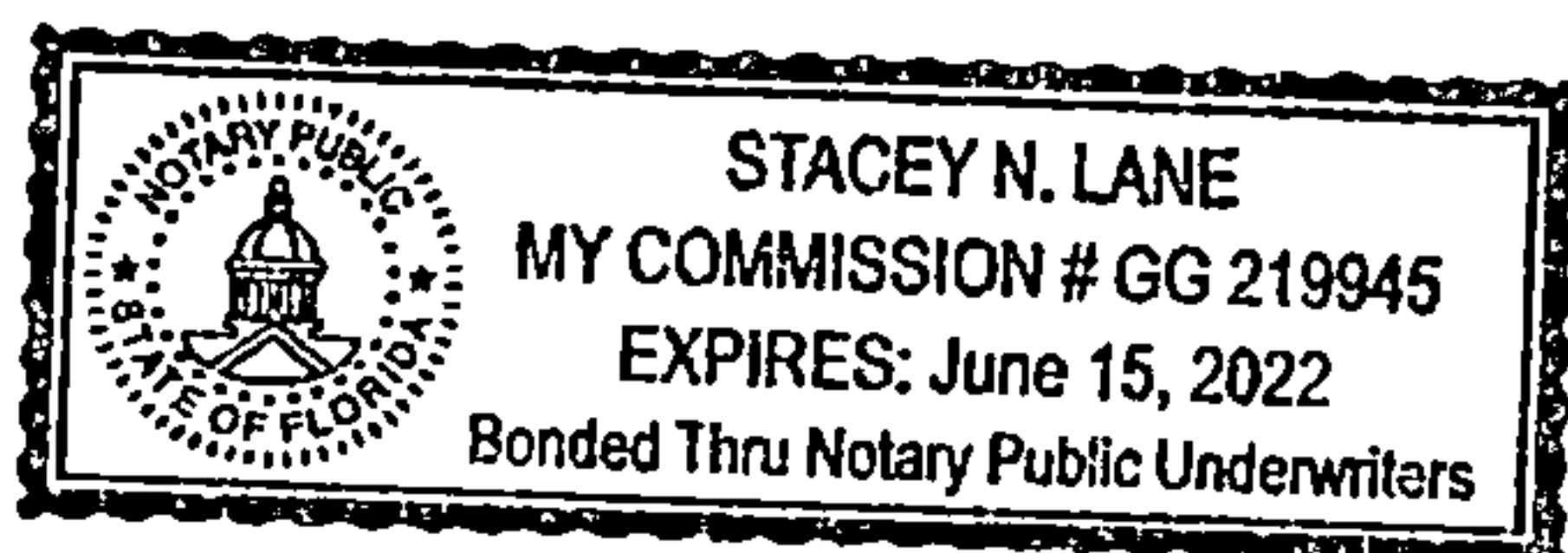


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SBA 2012 TC ASSETS, LLC, a Delaware limited liability company

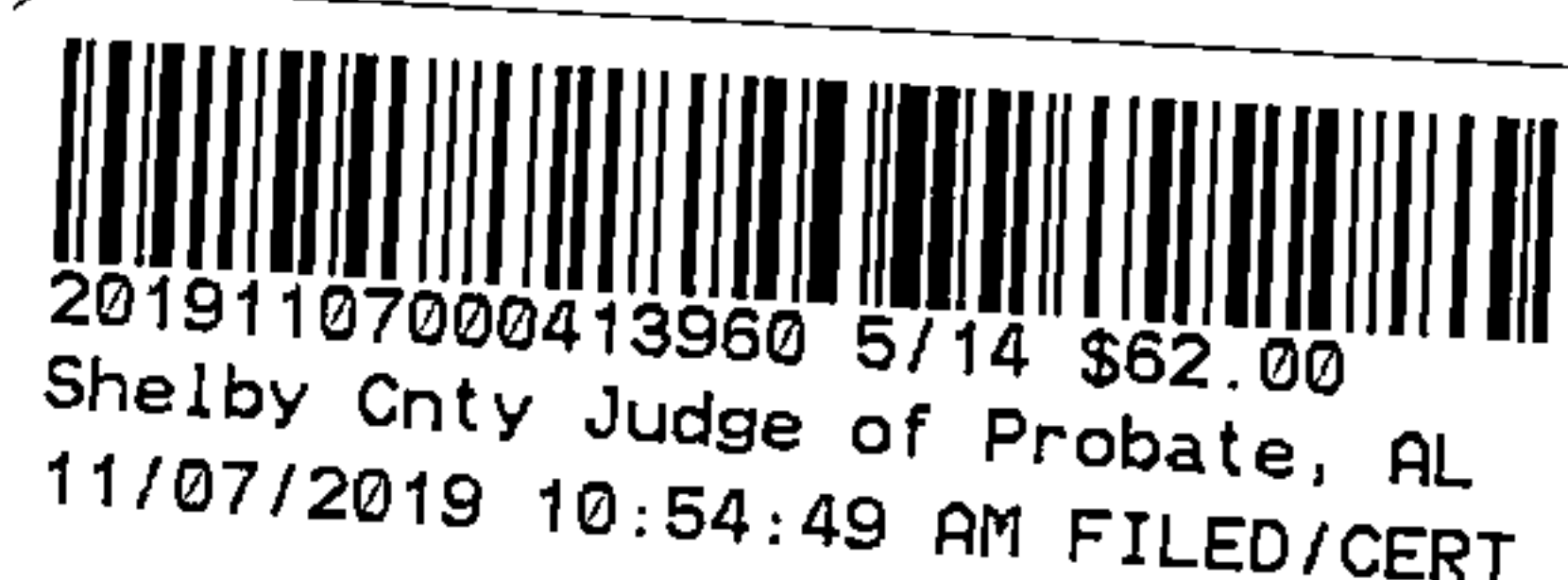
STATE OF FLORIDA)
) ss.:
COUNTY OF PALM BEACH)

Given under my hand and seal on this the 13 day of September, 2019



Harry A. Lee
Notary Public

My Commission Expires: _____



DEUTSCHE BANK TRUST COMPANY
AMERICAS, as trustee and lender

By: [Signature]
Name: Mark DiGiacomo
Title: Vice President

By: [Signature]
Name: Jennifer Freda
Title: Assistant Vice President

UNIFORM FORM CERTIFICATE OF ACKNOWLEDGMENT

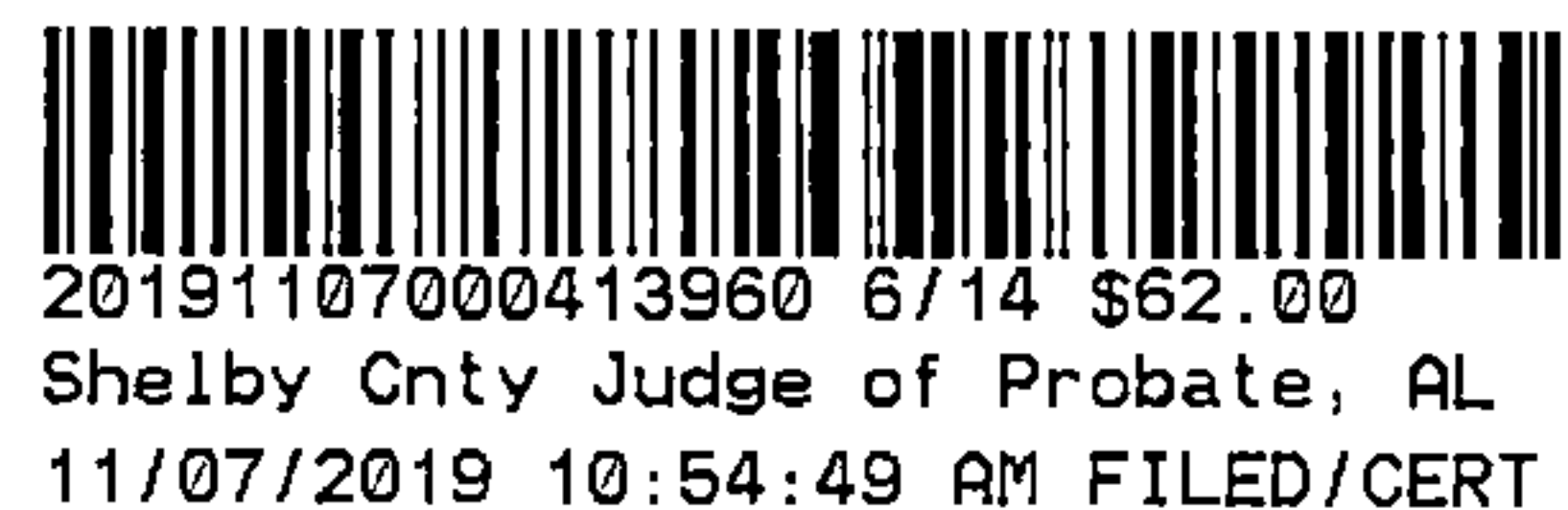
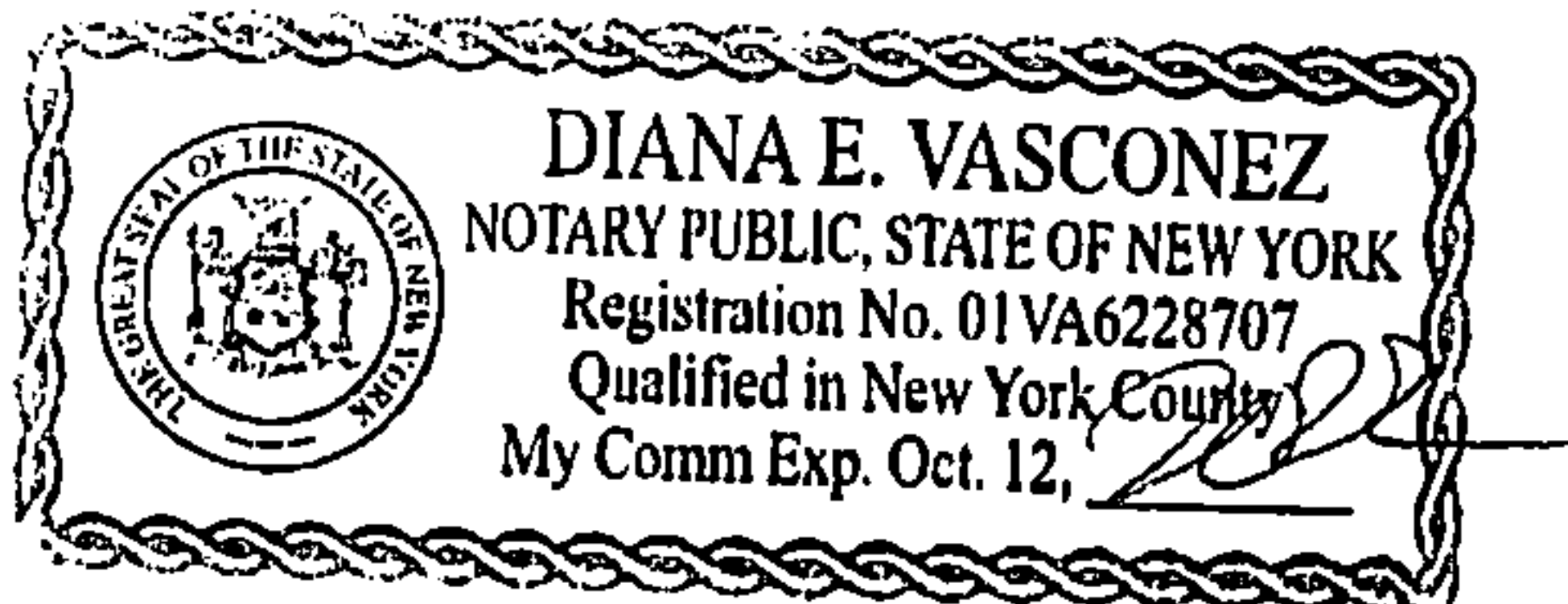
State of New York)
County of New York) ss.:

On the 13 day of September in the year 2019 before me, the undersigned, personally appeared Mark DiGiacomo, as Vice President and Jennifer Freda, as Assistant Vice President of Deutsche Bank Trust Company Americas, a National Banking Association, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

[Signature]
NOTARY PUBLIC

[NOTARY SEAL]/ [NOTARY STAMP]

My Commission Expires: _____



SCHEDULE I
Security Instruments

The following Security Instruments are recorded in all public records of

County: Shelby
State: AL
Site Code: AL45014-A
Parcel ID:
Address: 3475 Indian Lake Way(Trail) Trail And Way Are Same Rd., Pelham,
AL, 35124

A. Mortgage/Deed of Trust, Fixture Filing and Assignment of Leases and Rents

Grantor/Trustor/ Mortgagor: SBA 2012 TC Assets, LLC
Grantee/Trustee/Beneficiary/Mortgagee: Deutsche Bank Trust Company Americas
Dated: April 18, 2013
Recording Information: 10/23/2013 inst#20131023000418860

B. Amendment to Mortgage/Deed of Trust, Fixture Filing and Assignment of Leases and Rents

Grantor/Trustor/ Mortgagor: SBA 2012 TC Assets, LLC
Grantee/Trustee/Beneficiary/Mortgagee: Deutsche Bank Trust Company Americas
Dated: October 15, 2014
Recording Information: 3/3/2015 inst#20150303000065630

C. Amendment to Mortgage/Deed of Trust, Fixture Filing and Assignment of Leases and Rents

Grantor/Trustor/ Mortgagor: SBA 2012 TC Assets, LLC
Grantee/Trustee/Beneficiary/Mortgagee: Deutsche Bank Trust Company Americas
Dated: October 14, 2015
Recording Information: 12/15/2015 Inst320151215000427940



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D. Amendment to Mortgage/Deed of Trust, Fixture Filing and Assignment of Leases and Rents

Grantor/Trustor/ Mortgagor:	SBA 2012 TC Assets, LLC
Grantee/Trustee/Beneficiary/Mortgagee:	Deutsche Bank Trust Company Americas
Dated:	July 7, 2016
Recording Information:	9/12/16, Instr #20160912000329690

E. Amendment to Mortgage/Deed of Trust, Fixture Filing and Assignment of Leases and Rents

Grantor/Trustor/ Mortgagor:	SBA 2012 TC Assets, LLC
Grantee/Trustee/Beneficiary/Mortgagee:	Deutsche Bank Trust Company Americas
Dated:	April 17, 2017
Recording Information:	6/13/2017 INST#20170613000208280



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SCHEDULE I
Security Instruments

The following Security Instruments are recorded in all public records of

County: Shelby
State: AL
Site Code: AL45015-A
Parcel ID:
Address: 2794- A Pelham Parkway Us Hwy 31, Pelham, AL, 35124

A. Mortgage/Deed of Trust, Fixture Filing and Assignment of Leases and Rents

Grantor/Trustor/ Mortgagor: SBA 2012 TC Assets, LLC
Grantee/Trustee/Beneficiary/Mortgagee: Deutsche Bank Trust Company Americas
Dated: April 18, 2013
Recording Information: 10/23/2013 inst#20131023000418860

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Dated: October 15, 2014
Recording Information: 3/3/2015 inst#20150303000065630

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Grantee/Trustee/Beneficiary/Mortgagee:	Deutsche Bank Trust Company Americas
Dated:	July 7, 2016
Recording Information:	9/12/16, Instr #20160912000329690

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Dated:	April 17, 2017
Recording Information:	6/13/2017 INST#20170613000208280



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BEFORE THE ALABAMA DEPARTMENT OF REVENUE

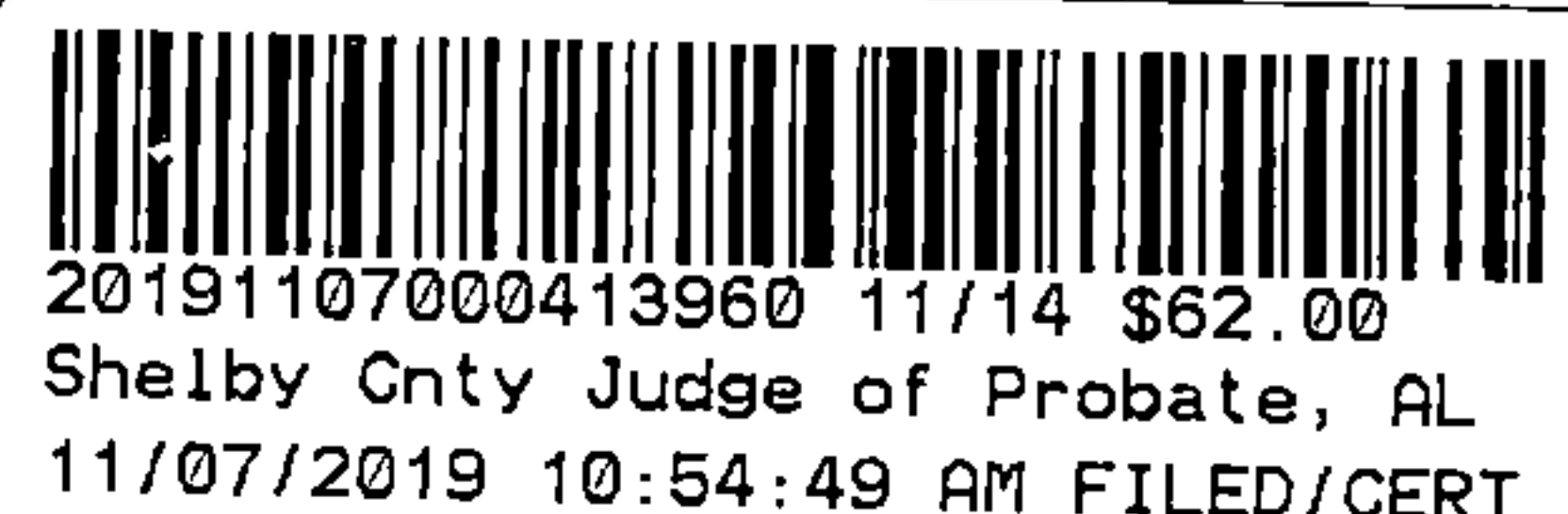
In re:	)	A Proceeding Authorized
	)	by Section 40-22-2,
SBA PROPERTIES, INC.	)	Code of Alabama 1975
	)	
Petitioner.	)	

MORTGAGE TAX ORDER

Comes now SBA Properties, Inc., and in its Petition for Ascertainment of Mortgage Tax dated September 13, 2019 (the "Petition"), asks the Alabama Department of Revenue to fix and determine the amount of mortgage recording tax due pursuant to Section 40-22-2, *Code of Alabama 1975*, for the privilege of recording certain amendments (the "Amendments") to previously-recorded mortgages (collectively, the "Mortgages") executed by SBA Properties, Inc. and certain affiliates that secure the indebtedness as described in the Petition (the "Indebtedness"), which along with other security documents (the "Security Documents") cover real and personal property and fixtures located both inside and outside the State of Alabama.

Upon consideration of the Petition and evidence offered in support thereof, the Alabama Department of Revenue finds as follows:

1. The Mortgages, as amended by the Amendments, and the Security Documents will secure a maximum principal indebtedness in the amount of \$5,095,100,000.00.
2. The value of the real property and fixtures conveyed by the Mortgages and located inside the State of Alabama is \$1,332,700.00, and the value of all the real property, personal property and fixtures described in and conveyed by the Mortgages and the Security Documents in all states (including the State of Alabama) is \$5,095,100,000.00.
3. The percentage of the real property and fixtures conveyed by the Mortgages that is located inside the State of Alabama is .026157%.
4. The amount of the Indebtedness secured by the Mortgages as amended by the Amendments and subject to the Alabama mortgage recording tax is \$1,332,700.00.
5. The amount of mortgage recording tax due upon the total indebtedness secured by the Mortgages as amended by the Amendments is \$1,999.05.
6. Mortgage recording tax of \$4,034.40 was paid in 2015 upon the recording of various new mortgages and amendments to previously-recorded mortgages.
7. A credit of the mortgage recording tax of \$4,034.40 paid in 2015 should be allowed against the mortgage recording tax of \$1,999.05 described in paragraph 5 above.



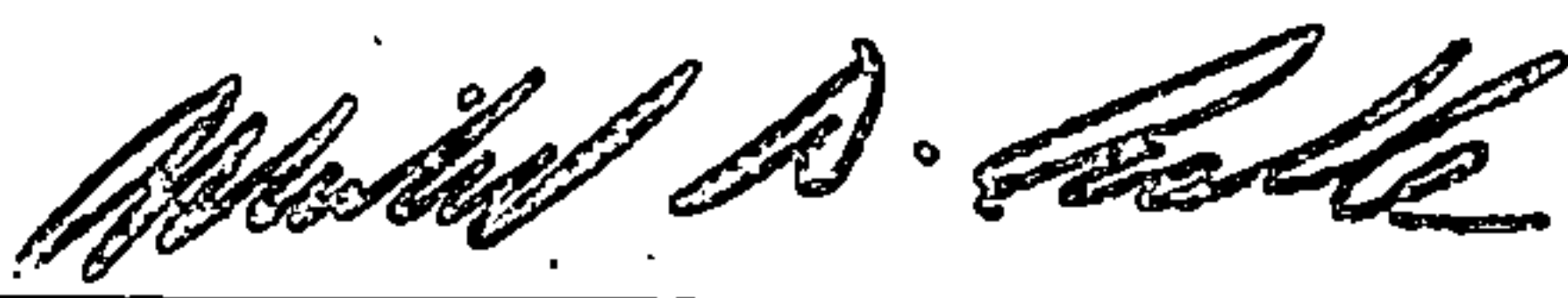
8. Mortgage recording tax in the amount of \$0.00 will be due under Section 40-22-2, *Code of Alabama 1975*, as amended, upon the filing for record of the Amendments in the Alabama counties listed on Exhibit A attached hereto.

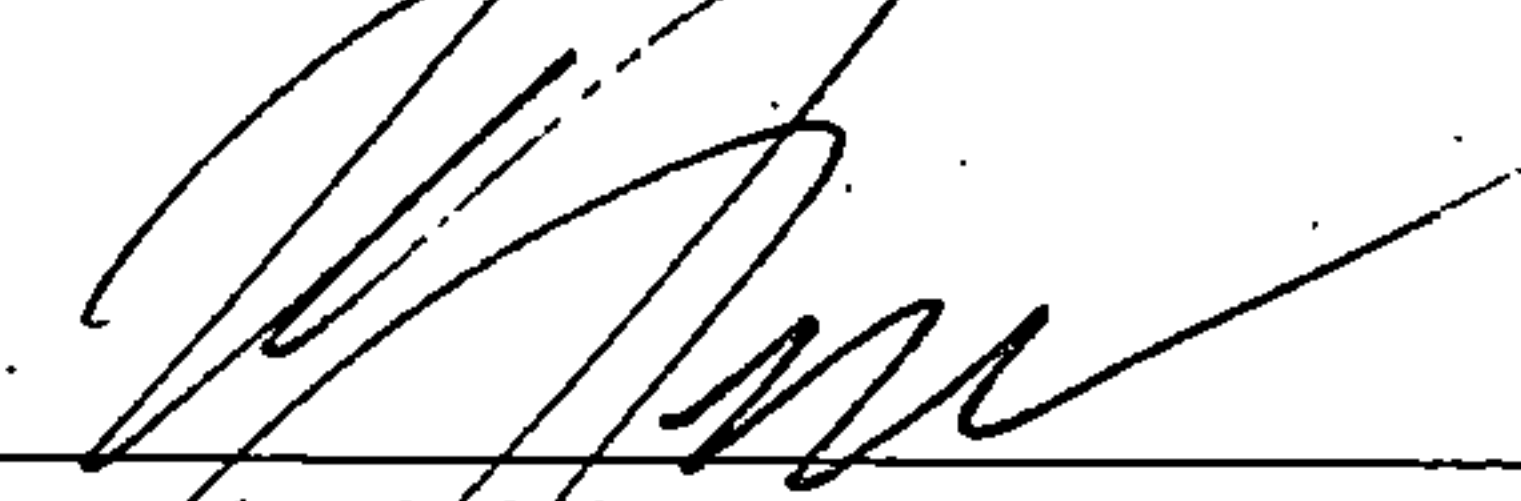
9. So long as the aggregate principal amount of the Indebtedness at any one time outstanding secured by the Mortgages as amended by the Amendments does not exceed \$5,095,100,000.00, no additional mortgage recording tax will be due.

IT IS, THEREFORE, ORDERED that mortgage recording tax in the amount of \$0.00, plus any recording fees which may be due, shall be paid upon the filing for record of the Amendments in the counties listed on Exhibit A attached hereto, and no additional mortgage recording tax will be due so long as the maximum principal amount of such indebtedness secured by the Mortgages as amended by the Amendments does not exceed \$5,095,100,000.00.

DONE, this 3rd day of October, 2019.

DEPARTMENT OF REVENUE

By: 
Assistant Commissioner of Revenue


Legal Division: Kathryn Elizabeth Jehle

ATTEST:


as Secretary



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EXHIBIT A

County	VALUE	PERCENTAGE
Autauga	\$ 2,000.00	\$ 0.0015
Baldwin	\$ 37,400.00	\$ 0.0281
Barbour	\$ 6,000.00	\$ 0.0045
Bibb	\$ 3,000.00	\$ 0.0023
Blount	\$ 10,000.00	\$ 0.0075
Butler	\$ 8,000.00	\$ 0.0060
Calhoun	\$ 72,100.00	\$ 0.0541
Chambers	\$ 6,000.00	\$ 0.0045
CHEROKEE	\$ 1,000.00	\$ 0.0008
Chilton	\$ 3,000.00	\$ 0.0023
Choctaw	\$ 1,000.00	\$ 0.0008
Clarke	\$ 8,500.00	\$ 0.0064
CLAY	\$ 13,700.00	\$ 0.0103
Coffee	\$ 92,700.00	\$ 0.0696
COLBERT	\$ 2,000.00	\$ 0.0015
Conecuh	\$ 2,000.00	\$ 0.0015
Coosa	\$ 8,000.00	\$ 0.0060
COVINGTON	\$ 21,300.00	\$ 0.0160
Crenshaw	\$ 47,500.00	\$ 0.0356
Cullman	\$ 26,700.00	\$ 0.0200
Dale	\$ 3,000.00	\$ 0.0023
Dallas	\$ 7,000.00	\$ 0.0053
De Kalb	\$ 3,000.00	\$ 0.0023
Elmore	\$ 39,400.00	\$ 0.0296
Escambia	\$ 1,000.00	\$ 0.0008
Etowah	\$ 57,000.00	\$ 0.0428
Fayette	\$ 2,000.00	\$ 0.0015
Franklin	\$ 6,100.00	\$ 0.0046
Geneva	\$ 3,000.00	\$ 0.0023
Greene	\$ 3,000.00	\$ 0.0023
Hale	\$ 4,000.00	\$ 0.0030
Henry	\$ 2,000.00	\$ 0.0015
HOUSTON	\$ 14,000.00	\$ 0.0105
JACKSON	\$ 8,200.00	\$ 0.0062
Jefferson	\$ 9,000.00	\$ 0.0068
Jefferson/Birmingham Division	\$ 34,200.00	\$ 0.0257

Lamar	\$ 3,000.00	\$ 0.0023
Lauderdale	\$ 19,000.00	\$ 0.0143
Lawrence	\$ 2,000.00	\$ 0.0015
Lee	\$ 14,000.00	\$ 0.0105
Limestone	\$ 12,000.00	\$ 0.0090
Lowndes	\$ 1,000.00	\$ 0.0008
Macon	\$ 2,000.00	\$ 0.0015
MADISON	\$ 15,000.00	\$ 0.0113
Marengo	\$ 39,200.00	\$ 0.0294
Marion	\$ 63,000.00	\$ 0.0473
Marshall	\$ 95,800.00	\$ 0.0719
Mobile	\$ 141,500.00	\$ 0.1062
Monroe	\$ 3,000.00	\$ 0.0023
Montgomery	\$ 172,200.00	\$ 0.1292
Morgan	\$ 7,000.00	\$ 0.0053
Perry	\$ 3,000.00	\$ 0.0023
Pickens	\$ 6,000.00	\$ 0.0045
Pike	\$ 23,600.00	\$ 0.0177
Randolph	\$ 1,000.00	\$ 0.0008
Russell	\$ 8,000.00	\$ 0.0060
Shelby	\$ 71,400.00	\$ 0.0536
St. Clair	\$ 4,000.00	\$ 0.0030
Sumter	\$ 7,000.00	\$ 0.0053
Talladega	\$ 4,000.00	\$ 0.0030
Tallapoosa	\$ 8,000.00	\$ 0.0060
Tuscaloosa	\$ 26,000.00	\$ 0.0195
Walker	\$ 7,200.00	\$ 0.0054
Washington	\$ 1,000.00	\$ 0.0008
Wilcox	\$ 1,000.00	\$ 0.0008
Winston	\$ 4,000.00	\$ 0.0030
Total	\$ 1,332,700.00	100%



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