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To MAKING ADDRESS  TO 1 Highway 52 East  CITY   STATE   POSTAL CODE   AL. 35080  2. DEBTOR'S NAME: Provide only ong Debtor name (2a or 2b) (use exact, full name, of not onit, modify, or aboreviate any part of the Debtor's name); if any part of the Information will not fin inite 2b, leave at of tiern 2 blank, check here   and provide the Individual Debtor information in Hem 10 of the Financing Statement Addendum (Form UCC   2a. ORGANIZATION'S NAME  PERSONAL NAME   FIRST PERSONAL NAME   ADDITIONAL NAME(SJANTIAL(S)   2b. INDIVIDUAL'S SURNAME   FIRST PERSONAL NAME   ADDITIONAL NAME(SJANTIAL(S)   3c. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY)   Provide only one Secured Party name (3a or 3b)   3a. ORGANIZATION'S NAME   POSTAL CODE   3b. INDIVIDUAL'S SURNAME   FIRST PERSONAL NAME   ADDITIONAL NAME(SJANTIAL(S)   3c. MAILING ADDRESS   CITY   STATE   POSTAL CODE   3c. COLLATERAL: This financing statement covers the following collateral: 3c. Sec Schedule A attrached hereto and incorporated herein.  Amount of indebtedness for Alabama Mortgage tax purposes is \$2,348,700.00.  5. Check only if applicable and check only one box: Collateral is   held in a Trust (see UCC140, Item 17 and Instruction)   Deeng administered by a Decedent's Personal   6a. Check only if applicable and check only one box: Collateral is   held in a Trust (see UCC140, Item 17 and Instruction)   Deeng administered by a Decedent's Personal   6b. Check only if applicable and check only one box: Collateral is   held in a Trust (see UCC140, Item 17 and Instruction)   Deeng administered by a Decedent's Personal   6b. Check only if applicable and check only one box: Collateral is   held in a Trust (see UCC140, Item 17 and Instruction)   Apricultural Lie   Non-UCC160   No	ICING STATEMENT				JCC1 1/5	
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# UCC FINANCING STATEMENT ADDENDUM

NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financin because Individual Debtor name did not fit, check here	g Statement; if line 1b was left blank			
9a. ORGANIZATION'S NAME  MAILSOUTH, INC.				
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11a. ORGANIZATION'S NAME  11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIO	NAL NAME(S)/INITIAL(S)	SUFFIX
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ADDITIONAL SPACE FOR ITEM 4 (Collateral):	ecorded) in the 14. This FINANCING STATEN	IENT:	collateral  is filed as a	

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#### SCHEDULE A TO UCC-1 FINANCING STATEMENT

### MAILSOUTH, INC., as Debtor

To

# PENNANTPARK INVESTMENT ADMINISTRATION LLC,

as Agent, as Secured Party

All of Debtor's right, title, and interest, whether now owned or hereafter acquired, in and to the following property and all proceeds thereof (the "<u>Property</u>") located upon or used in connection with the real property described on Exhibit A attached to this Schedule A (the "<u>Land</u>"):

- (A) All of the following (collectively, the "<u>Improvements</u>"): all buildings, improvements and fixtures of every kind or nature situated on the Land; all machinery, appliances, equipment, furniture and all other personal property of every kind or nature located in or on, or attached to, or used or to be used in connection with the Land, buildings, structures, improvements or fixtures; all building materials and goods procured for use or in connection with the foregoing; and all additions, substitutions and replacements to any of the foregoing; thereto which may, from time to time, by supplemental mortgage or otherwise be expressly made subject to the lien of the Second Lien Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated as of December 14, 2020 (the "<u>Security Instrument</u>");
- (B) All easements, servitudes, rights-of-way, water courses, mineral rights, water rights, air rights and appurtenances in any way belonging, relating or appertaining to any of the Land or Improvements, or which hereafter shall in any way belong, relate or be appurtenant thereto ("Appurtenances");
- (C) All agreements for the use, enjoyment or occupancy of the Land and/or Improvements now or hereafter entered into (the "Leases") and all rents, prepayments, termination payments, royalties, profits, issues and revenues from the Land and/or Improvements from time to time accruing under the Leases or otherwise (the "Rents"), reserving to Debtor, however, so long as no "Event of Default" (as defined in the Security Instrument) has occurred, a revocable license to receive and apply the Rents in accordance with the terms and conditions of Section 9 of the Security Instrument;
- (D) To the extent assignable, Debtor's interest in all claims, demands, judgments, insurance proceeds, tax refunds, rights of action, awards of damages, compensation, and settlements hereafter made resulting from or relating to (i) the taking of the Land or the Improvements or any part thereof under the power of eminent domain, (ii) any damage (whether caused by such taking, by casualty or otherwise) to the Land, Improvements or Appurtenances or any part thereof, or (iii) the ownership or operation of the Property;

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- (E) To the extent assignable, all now or hereafter existing management contracts and all permits, certificates, licenses, agreements, approvals, entitlements and authorizations, however characterized, issued or in any way furnished for the acquisition, construction, operation and use of the Land, Appurtenances, Improvements and/or Leases, including building permits, environmental certificates, licenses, certificates of operation, warranties and guaranties;
- (F) All proceeds, products, replacements, additions, substitutions, renewals and accessions of and to the Land, Improvements, Appurtenances or any other property of the types described in the preceding granting clauses; and
- (G) Any and all after-acquired right, title or interest of Debtor in and to any property of the types described in the preceding granting clauses; and

All capitalized terms not defined in Schedule A shall have their respective meanings set forth in the Credit Agreement (as defined in the Security Instrument).

# 20210120000029960 01/20/2021 09:11:16 AM UCC1 5/5 EXHIBIT A

# Legal Description

A parcel of land situated in the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 14, Township 20 South, Range 3 West, described as follows:

Commence at the Northwest corner of the Southeast 1/4 of Southwest 1/4 of the Southwest 1/4 of Section 14 go South 01°43'16" East along the West boundary of said 1/4 1/4 1/4 section for 242.10 feet to a point on a curve to the right on the Northerly boundary of Highway 52, said curve having a central angle of 46°22'58" and a radius of 632.72 feet; thence Southeasterly along said curve 512.20 feet to the Westerly boundary of Tennyson Drive; thence (5) five courses along said Westerly boundary as follows - go North 02°56'51" East for 166.62 feet to the beginning of a curve to the right, having a central angle of 24°46'23" and a radius of 275.44 feet; thence Northerly along said curve 119.09 feet to the point of tangent; thence North 27°43'13" East for 36.01 feet to the beginning of a curve to the left, having a central angle of 45°34'40" and a radius of 205.37 feet; thence Northeasterly along said curve for 163.37 feet to the point of tangent; thence North 17°51'26" West for 57.56 feet to the North boundary of said 1/4 1/4 1/4 section; thence South 89°57'00" West for 469.95 feet to the point of beginning.

Situated in Shelby County, Alabama.



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 01/20/2021 09:11:16 AM **\$45.00 JESSICA** alling 5. Buyl

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