

THIS INSTRUMENT PREPARED BY:  
Richard W. Theibert, Esq.  
Dominick Feld Hyde, P.C.  
1130 22<sup>nd</sup> Street South, Ste 4000  
Birmingham, AL 35205

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )                   **MORTGAGE MODIFICATION AGREEMENT**

This Agreement is by and between SouthPoint Bank ("Bank") and SB Dev. Corp, an Alabama domestic corporation, Blackridge Partners, LLC, an Alabama limited liability company, NSH Corp., an Alabama corporation, Blackridge Partners II, LLC, an Alabama limited liability company, and Signature 150, LLC, an Alabama limited liability company (collectively, "Borrower").

WHEREAS, Borrower is indebted to Bank as evidenced by a Revolving Credit Commercial Note dated May 2, 2016, and secured by a Master Future Advance Mortgage dated August 3, 2017, such mortgage being recorded on February 9, 2018, at Instrument #20180209000043030 in the Probate Office of Shelby County, Alabama ("Mortgage"); and

WHEREAS, the real property described on the attached Exhibit "A" serves as collateral for the Mortgage; and

WHEREAS, PURSUANT TO a Mortgage Modification Agreement dated August 4, 2017, the loan amount was increased to \$3,500,000.00.

WHEREAS, PURSUANT TO a Mortgage Modification Agreement dated July 2, 2018, the loan amount was increased to \$4,500,000.00.

WHEREAS, PURSUANT TO a Mortgage Modification Agreement dated February 27, 2019, the loan amount was increased to \$5,000,000.00.

WHEREAS, PURSUANT TO a Mortgage Modification Agreement dated July 16, 2019, the loan amount was increased to \$6,000,000.00.

WHEREAS, PURSUANT TO a Mortgage Modification Agreement dated December 12, 2019, the loan amount was increased to \$7,500,000.00.

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

WHEREAS, PURSUANT TO a Mortgage Modification Agreement dated July 27, 2021, the loan amount was increased to \$10,500,000.00.

WHEREAS, PURSUANT TO a Mortgage Modification Agreement dated July 28, 2022, the loan amount was increased to \$17,000,000.00.

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

- By increasing the loan amount to \$25,000,000.00.
- By deleting Stockton Partners, LLC and Stockton Partners II, LLC as Mortgagors and Borrowers.

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

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed effective the 16 day of July, 2025.

**BORROWER:**

WITNESS:

**SB Dev. Corp.**

By: SB Holding Corp.  
Its: Sole Shareholder

Rashin Karami

Jacob Hall  
By: Jacob Hall  
Its: Authorized Signer

**Signature 150, LLC**

By: SB Holding Corp.  
Its: Managing Member

Rashin Karami

Jacob Hall  
By: Jacob Hall  
Its: Authorized Signer

**Blackridge Partners, LLC**

By: SB Holding Corp.  
Its: Managing Member

Rashin Karami

Jacob Hall  
By: Jacob Hall  
Its: Authorized Signer

**NSH Corp.**

By: SB Holding Corp.  
Its: Managing Member

Ramin Verini

Jacob Hall  
By: Jacob Hall  
Its: Authorized Signer

**Blackridge Partners II, LLC**

By: SB Holding Corp.  
Its: Managing Member

Ramin Verini

Jacob Hall  
By: Jacob Hall  
Its: Authorized Signer

**BANK:**

**SouthPoint Bank**

WITNESS:

Michelle Peck

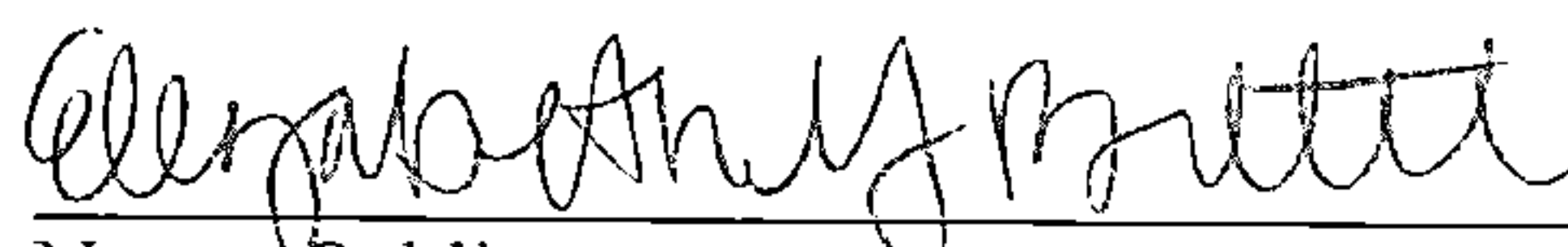
John C. Sivley  
By: John C. Sivley  
Its: Vice President

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Jacob Hall, whose name as Authorized Signer of SB Holding Corp., Sole Shareholder of **SB Dev. Corp.**, a 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 said instrument, he, as such officer and with full authority, executed the same for and as the act of said corporation.

Given under my hand and official seal this 15 day of July, 2025.

**ELIZABETH GRACE BRAMBLETTTE**  
Notary Public, Alabama State at Large  
My Commission Expires July 12, 2027



Notary Public

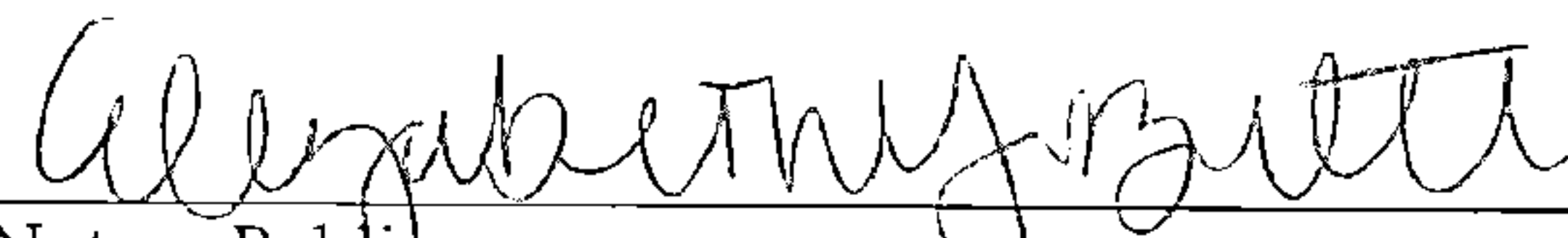
My Commission Expires: 7/12/27

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Jacob Hall, whose name as Authorized Signer of SB Holding Corp., Managing Member of **Signature 150, LLC**, a 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 officer and with full authority, executed the same for and as the act of said limited liability company.

Given under my hand and official seal this 15 day of July, 2025.

**ELIZABETH GRACE BRAMBLETTTE**  
Notary Public, Alabama State at Large  
My Commission Expires July 12, 2027



Notary Public

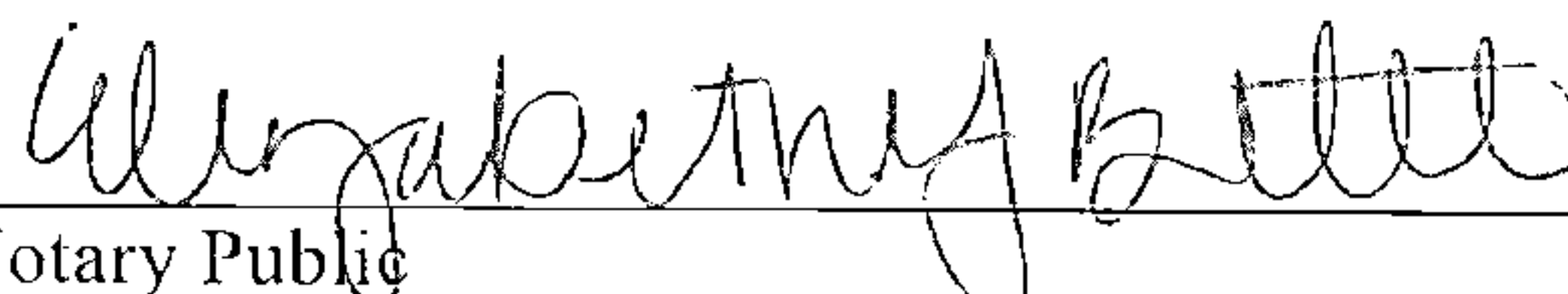
My Commission Expires: 7/12/27

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Jacob Hall, whose name as Authorized Signer of SB Holding Corp., Managing Member of **Blackridge Partners, LLC**, a 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 officer and with full authority, executed the same for and as the act of said limited liability company.

Given under my hand and official seal this 15 day of July, 2025.

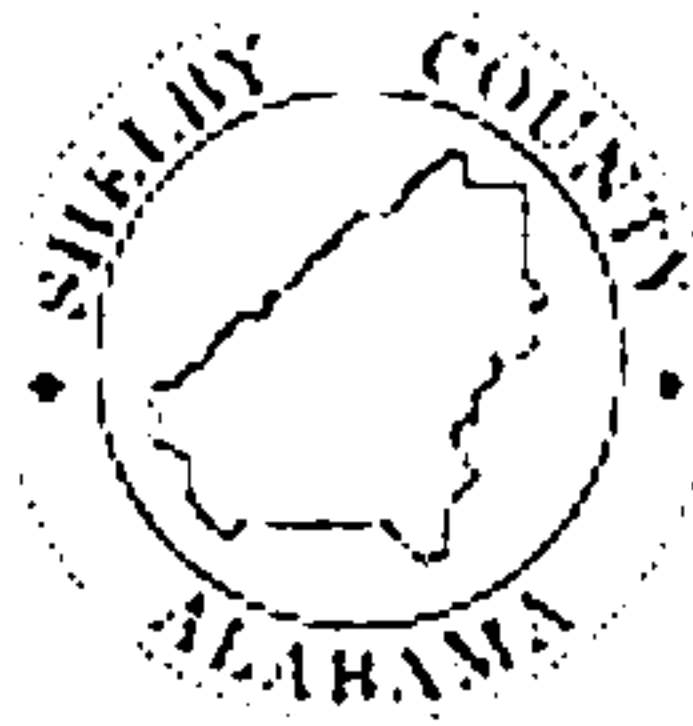
**ELIZABETH GRACE BRAMBLETTTE**  
Notary Public, Alabama State at Large  
My Commission Expires July 12, 2027



Notary Public

My Commission Expires: 7/12/27





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/22/2025 10:33:17 AM  
\$12037.00 JOANN  
20250722000221450

*Allen S. Bayl*

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Jacob Hall, whose name as Authorized Signer of SB Holding Corp., Managing Member of **NSH Corp.**, a 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 said instrument, he, as such officer and with full authority, executed the same for and as the act of said corporation.

Given under my hand and official seal this 15 day of July, 2025.

ELIZABETH GRACE BRAMBLETTTE  
Notary Public, Alabama State at Large  
My Commission Expires July 12, 2027

*Elizabeth Grace Bramblettte*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 7/12/25

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Jacob Hall, whose name as Authorized Signer of SB Holding Corp., Managing Member of **Blackridge Partners II, LLC**, a 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 officer and with full authority, executed the same for and as the act of said limited liability company.

Given under my hand and official seal this 15 day of July, 2025.

ELIZABETH GRACE BRAMBLETTTE  
Notary Public, Alabama State at Large  
My Commission Expires July 12, 2027

*Elizabeth Grace Bramblettte*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 7/12/27

STATE OF ALABAMA       )  
COUNTY OF JEFFERSON    )

I, the undersigned, Notary Public in and for said County in said State, hereby certify that John C. Sivley, whose name as Vice President of **SouthPoint Bank**, a 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.

Given under my hand and official seal this 15 day of July, 2025.

ELIZABETH GRACE BRAMBLETTTE  
Notary Public, Alabama State at Large  
My Commission Expires July 12, 2027

*Elizabeth Grace Bramblettte*  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 7/12/27