

**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, FIXTURE  
FILING AND SECURITY AGREEMENT**

FS CREIT FINANCE HOLDINGS LLC, a Delaware limited liability company  
(Assignor)

to

FS RIALTO 2025-FL10 ISSUER, LLC, a Delaware limited liability company  
(Assignee)

Effective as of February 19, 2025

County of Shelby  
State of Alabama

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

McCoy & Orta, P.C.  
100 North Broadway, 26<sup>th</sup> Floor  
Oklahoma City, Oklahoma 73102  
Telephone: 888-236-0007

**ASSIGNMENT OF MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, FIXTURE  
FILING AND SECURITY AGREEMENT**

Effective as of the 19th day of February, 2025, FS CREIT FINANCE HOLDINGS LLC, a Delaware limited liability company, for the benefit of itself, and for the benefit of any companion participation holder(s), having an address at 201 Rouse Boulevard, Philadelphia, PA 19112, with a copy to Rialto Capital Management, LLC, 600 Madison Avenue, 12th Floor, New York, NY 10022 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to FS RIALTO 2025-FL10 ISSUER, LLC, a Delaware limited liability company, for the benefit of itself, and for the benefit of any companion participation holder(s), having an address at c/o FS Credit Real Estate Income Trust, Inc., 201 Rouse Boulevard, Philadelphia, PA 19112, with a copy to Rialto Capital Management, LLC, 767 5th Ave, Floor 21, New York, NY 10022 ("Assignee"), its successors, participants and assigns, without recourse, all right, title and interest of Assignor, except as expressly set forth in that certain Collateral Interest Purchase Agreement, dated as of February 19, 2025, and subject to the rights and obligations of any companion participation holder(s) under any related participation agreement(s), in and to that certain:

MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, FIXTURE FILING AND SECURITY AGREEMENT made by the entities identified on Schedule A, attached hereto and by this reference made a part hereof (jointly and severally, "Borrower") to FS CREIT ORIGINATOR LLC, a Delaware limited liability company, dated as of July 7, 2022 and recorded on July 8, 2022, as Document Number 20220708000270800 in the Recorder's Office of Shelby County, Alabama ("Recorder's Office") (as the same may have been amended, modified, restated, supplemented, renewed or extended) ("Mortgage"), securing payment of note(s) of even date therewith, in the principal amount of \$57,250,000.00, and creating a lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Mortgage was assigned to FS CREIT FINANCE HOLDINGS LLC, a Delaware limited liability company, by assignment instrument dated as of July 7, 2022 and recorded on July 8, 2022, as Document Number 20220708000270910, in the Recorder's Office.

The Mortgage was further assigned to FS CREIT FINANCE WF-1 LLC, a Delaware limited liability company, by assignment instrument dated as of July 7, 2022 and recorded on July 13, 2022, as Document Number 20220713000276750, in the Recorder's Office.

The Mortgage was further assigned to FS CREIT FINANCE HOLDINGS LLC, a Delaware limited liability company, by assignment instrument dated as of December 7, 2022 and being recorded herein, in the Recorder's Office.

The Mortgage was further assigned to FS RIALTO 2022-FL7 ISSUER, LLC, a Delaware limited liability company, by assignment instrument dated as of December 7, 2022 and being recorded herein, in the Recorder's Office.

The Mortgage was further assigned to FS RIALTO 2022-FL7 HOLDER, LLC, a Delaware limited liability company, by assignment instrument dated as of February 19, 2025 and being recorded herein, in the Recorder's Office.

The Mortgage was further assigned to FS CREIT FINANCE HOLDINGS LLC, a Delaware limited liability company, by assignment instrument dated as of February 19, 2025 and being recorded herein, in the Recorder's Office.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE(S) ON THE FOLLOWING PAGE]

20<sup>th</sup> IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of February, 2025, to be effective as of the date first written above.

**ASSIGNOR:**

FS CREIT FINANCE HOLDINGS LLC, a  
Delaware limited liability company

By: 

Name: Sorana Georgescu

Title: Authorized Signatory

**ACKNOWLEDGMENT**

STATE OF FLORIDA )

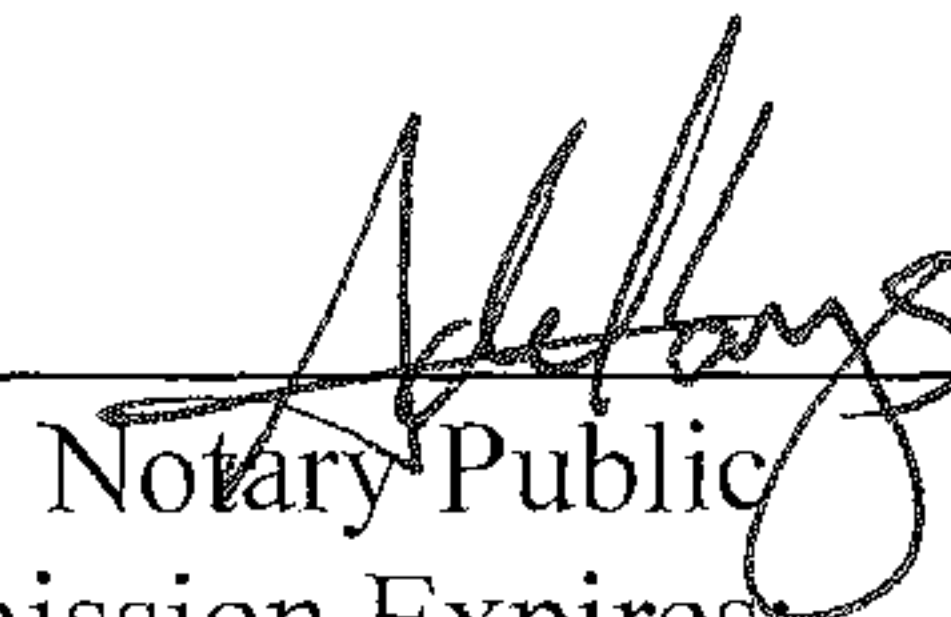
)

COUNTY OF MIAMI-DADE )

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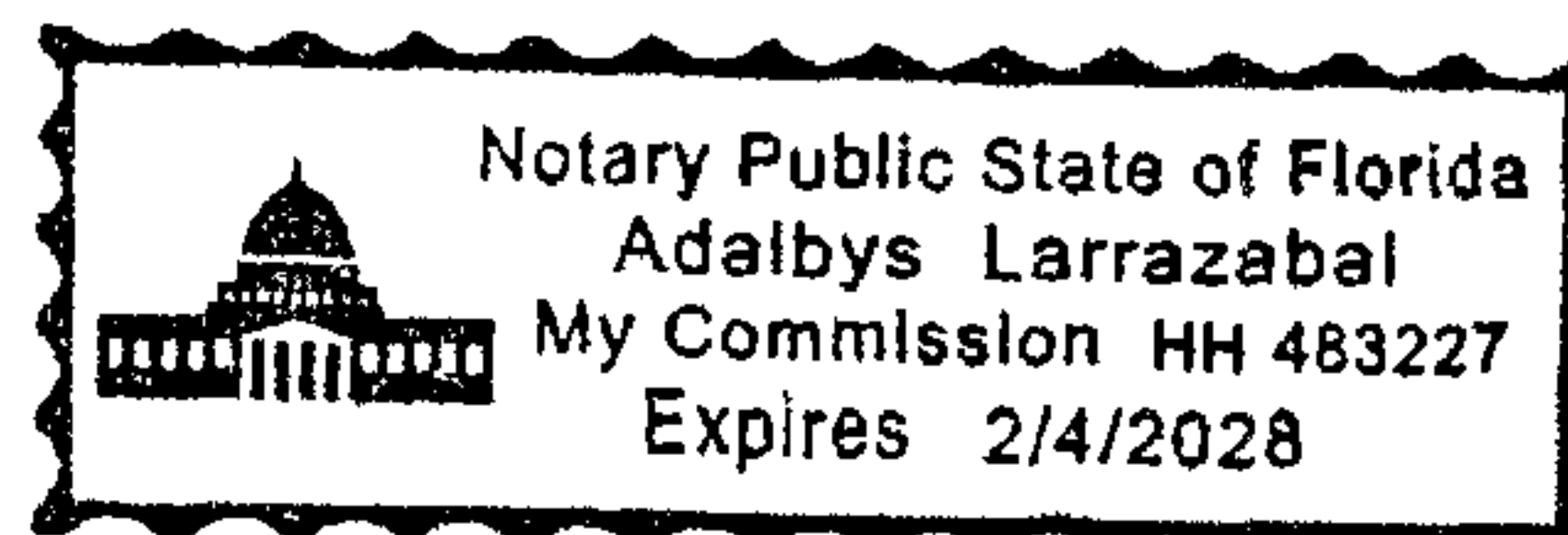
On this 20<sup>th</sup> day of February, 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared Sorana Georgescu as Authorized Signatory of FS CREIT FINANCE HOLDINGS LLC, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

Signature: 

Notary Public

My Commission Expires: \_\_\_\_\_



**SCHEDULE A**  
**(jointly and severally, “BORROWER”)**

1. BROOK HIGHLAND SC LLC, a Delaware limited liability company
2. BROOK HIGHLAND SC TIC 1 LLC, a Delaware limited liability company
3. BROOK HIGHLAND SC TIC 2 LLC, a Delaware limited liability company
4. BROOK HIGHLAND SC TIC 3 LLC, a Delaware limited liability company
5. BROOK HIGHLAND SC TIC 4 LLC, a Delaware limited liability company
6. BROOK HIGHLAND SC TIC 5 LLC, a Delaware limited liability company
7. BROOK HIGHLAND SC TIC 8 LLC, a Delaware limited liability company
8. BROOK HIGHLAND SC TIC 9 LLC, a Delaware limited liability company
9. BROOK HIGHLAND SC TIC 10 LLC, a Delaware limited liability company



## EXHIBIT A

### LEGAL DESCRIPTION

All that certain lot or parcel of land situated in the County of Shelby, State of Alabama, and being more particularly described as follows:

#### PARCEL I:

Lot 1, according to the Survey of Brook Highland Plaza Resurvey, as recorded in Map Book 18, page 99, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT that part of Lot 1 which is now part of Lot 2A, according to the Lowe's Addition of Brook Highland Plaza, as recorded in Map Book 31, page 96, in the Probate Office of Shelby County, Alabama.

#### PARCEL II:

Lot 1A, according to the Brook Highland Plaza Resurvey, as recorded in Map Book 18, page 99, in the Probate Office of Shelby County, Alabama.

#### PARCEL III:

Lot 2A, according to the Brook Highland Plaza Resurvey, as recorded in Map Book 18, page 99, in the Probate Office of Shelby County, Alabama.

#### PARCEL IV:

Lot 2B, according to the Amended Map of Lowe's Addition to Brook Highland Plaza, as recorded in Map Book 31, page 96, in the Probate Office of Shelby County, Alabama.

#### PARCEL V:

Lot 2A, according to the Amended Map of Lowe's Addition of Brook Highland Plaza, as recorded in Map Book 31, page 96, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all of the beneficial rights and interests in the easements under the following instruments:

(i) Declaration of Easements and Restrictive Covenants (Brook Highland Development-1.35 acre Out Parcel) by AmSouth Bank, N.A., as Ancillary Trustee for NBNC National Bank of North Carolina, as trustee for the Public Employees Retirement System of Ohio, dated 8/2/1990, and recorded in Real 307, Page 985, in the Probate Office of Shelby County, Alabama.

(ii) Easement Agreement dated 10-12-1993, by and between AmSouth Bank, N.A., as Ancillary Trustee for NationsBank of North Carolina, N.A., as Trustee for the Public Employees Retirement

System of Ohio, and Brook Highland Limited Partnership, a Georgia Limited Partnership recorded in Instrument 1993-32515, in the Probate Office of Shelby County, Alabama.

ALSO:

All beneficial rights in easements granted to Developers Diversified of Alabama, Inc., an Alabama corporation by the "Easement Agreement" dated 12-30-1994, by and between Brook Highland Limited Partnership and Developers Diversified of Alabama, Inc., as recorded in Instrument 1994-37773 and in Instrument 1995-27233, in the Probate Office of Shelby County, Alabama.

Non-exclusive; perpetual right and easement in and to the common property as described in Brook Highland Common Property Declaration of Covenants, Conditions and Restrictions recorded in Book 307, Page 950, in the Probate Office of Shelby County, Alabama.

Tax ID Nos.: 03-9-31-0-001-018.005; 03-9-31-0-001-018.020; 03-9-31-0-001-018.013; 03-9-31-0-001-018.051; 03-9-31-0-001-018.010



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**09/24/2025 02:25:50 PM**  
**\$50.00 JOANN**  
**20250924000293500**

*Allen S. Bayl*