

This instrument is to be returned to:

Recording Info



2023003559
MORT ASSIGN OF RENTS
RECORDING FEES \$10.00
PRESENTED & RECORDED:
03-23-2023 10:11:05 AM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: TERRY PARKMAN
BK: MORT 4927
PG: 213 - 222

STATE OF SOUTH CAROLINA

ASSIGNMENT OF LEASES AND RENTS
(second position)

COUNTY OF LANCASTER

THIS ASSIGNMENT OF LEASES AND RENTS (the "Assignment"), made to be effective as of June 28, 2022, by **SUNFLOWER SPRINGS ALF OF INDIAN LAND, LLC**, a South Carolina non-profit corporation, whose address is 1575 Spence Road, Lexington, SC 29072 ("Assignor"), to **SYNOVUS BANK**, whose address is 1221 Main Street, Columbia, South Carolina 29201 ("Assignee") or such other person or place as Assignee may from time to time designate.

WITNESSETH:

FOR VALUE RECEIVED, the Assignor hereby grants, transfers and assigns to the Assignee all of the right, title and interest of the Assignor in and to all leases now or hereafter entered into whether oral or written which demise any portion of the real estate described in Exhibit "A" attached hereto ("Premises"), including, without limitation, any oil, gas or other mineral leases, together with any and all extensions and renewals thereof (all such leases being hereinafter collectively referred to as the "Leases"), together with any guarantees of the tenants' obligations thereunder, together with the immediate and continuing right to collect and receive all rents, royalties, revenues, income, payments, issues and profits arising from the Leases or out of the Premises or any part thereof, together with the right to all proceeds payable to the Assignor pursuant to any purchase options on the part of the tenants under the Leases, together with all payments derived therefrom including but not limited to claims for the recovery of damages done to the Premises or for the abatement of any nuisance existing thereon, claims for damages resulting from default under said Leases whether resulting from acts of insolvency or acts of bankruptcy or otherwise, and lump sum payments for the cancellation of said Leases (whether explicitly provided for in a Lease or by separate agreement of Assignor and tenant) or the waiver of any obligation or term thereof prior to the expiration date and the return of any insurance premiums or ad valorem tax payments made in advance and subsequently refunded (hereinafter referred to as the "Rents"), all for the purpose of securing the following (hereinafter collectively referred to as the "Indebtedness"):

ONE. Payment of the indebtedness evidenced by that certain Promissory Note ("Note") (including any amendments, extensions or renewals thereof) in the principal sum of \$355,703.00 dated of even date herewith, executed and delivered by the Assignor and payable to the order of the Assignee, secured by, among other things, a Mortgage of Real Estate and Security Agreement ("Mortgage") of same date from the Assignor to the Assignee upon the Premises;

TWO. Payment of all other sums with interest thereon becoming due and payable to the Assignee pursuant to the terms of this Assignment, the Note and the Mortgage;

THREE. Performance and discharge of each and every obligation, covenant and agreement of the Assignor pursuant to the terms of this Assignment, the Note and the Mortgage, and

FOUR. Payment of all obligations of Assignor arising pursuant to any "Hedge Agreement", as defined in the Mortgage.

AND THE ASSIGNOR FURTHER AGREES, ASSIGNS AND COVENANTS:

1. Leases. To faithfully abide by, perform and discharge each and every obligation, covenant and agreement of the Leases by lessor to be performed; to use its best efforts to enforce or secure the performance of each and every obligation, covenant, condition and agreement of the Leases by the tenants to be performed; not to borrow against, pledge, or assign any of the Assignor's rights under the Leases or any rentals due thereunder; not to consent to a subordination or assignment of the interest of the tenants under the Leases to any party other than the Assignee; not to accept any lease termination fees or similar fees or charges paid by a tenant; not to accept the Rents under the Leases for more than one (1) month in advance or reduce the amount of the Rents thereunder; and not to incur any indebtedness to the tenants without the prior written consent of the Assignee except obligations with respect to tenant improvements or tenant finish under Leases contracted for by Assignor in the ordinary course of its leasing of the Premises. The Assignor agrees that it will not modify, extend, renew, terminate, accept a surrender of or in any way alter the terms of such Leases nor waive, excuse, condone or in any manner release or discharge the tenants of or from their obligations, covenants and agreements to be performed without the prior written consent of the Assignee. Assignor will not enter into any termination agreement as to any Lease that involves the payment of a cancellation or termination fee to Assignor without the prior consent of Assignee. Assignor will not enter into any additional Leases of all or any portion of the Premises without the prior written consent of the Assignee. In addition, Assignor covenants and agrees that, with respect to all Leases: (a) it shall use commercially reasonable efforts to lease all space on the Premises at market rental rates unless approved in writing by the Assignee and (b) any action taken with respect to any lease shall be taken in the ordinary course of Assignor's business in conformance with commercially reasonable, prudent and sound business practice. Assignor will deliver copies of all Lease amendments and new Leases to Assignee within thirty (30) days after execution whether or not the prior written consent of the Assignee was required for such amendment or new lease. Assignee's approval of any new Lease or amendment for which Assignee's approval is required shall be deemed granted unless Assignee objects in writing within five (5) business days after Assignee's receipt of the proposed Lease or amendment.

2. Protect Security. At the Assignor's sole cost and expense, to appear in and defend any action or proceeding arising under, growing out of or in any manner connected with the Leases or the obligations, duties or liabilities of the lessor thereunder, and to pay all costs and expenses of the Assignee, including attorneys' fees, in any such action or proceeding in which the Assignee in its sole discretion may appear.

3. Representations. With respect to the Leases disclosed to Assignee in that certain Certified Rent Roll delivered by Assignor to Assignee in connection with the closing of the loan evidenced by the Note, the Assignor represents and warrants that: (a) it has good title to the Leases with full right to assign the same and the Rents due thereunder; (b) the Leases are valid, enforceable, in full force and effect and have not been modified or amended; (c) there are no outstanding assignments or pledges of the Leases or Rents due thereunder; (d) there are no existing defaults under the provisions of the Leases on the part of any party thereto; (e) no Rents have been waived, anticipated, discounted, setoff, compromised, discharged or released; and (f) the tenants under the Leases have no defenses, setoffs, or counterclaims against the Assignor.

4. Present Assignment. This Assignment shall constitute a perfected, absolute and present assignment of the Leases and Rents, provided the Assignee hereby grants a license to Assignor to collect all of the Rents, but not prior to accrual, and to retain, use and enjoy the same unless and until an Event of Default, as defined in the Mortgage, shall occur and be continuing. Except as provided for herein, the Assignor hereby releases and surrenders to the Assignee all rights to amend, modify or in any way alter the

Leases without the prior written consent of the Assignee. Assignor agrees that notwithstanding the foregoing and whether or not any Event of Default has occurred hereunder, any lease termination fees or similar payment (whether explicitly provided for in a Lease or by separate agreement of Assignor and tenant) made by a tenant shall, at the sole and absolute option of Assignee, be either deposited with Assignee to be held in escrow by Assignee for use in costs of re-letting (such as leasing commissions or tenant improvement expenses) the space vacated or applied to the unpaid principal of the Note (without Prepayment Premium).

5. Event of Default and Remedies. The occurrence of an Event of Default, as defined in the Mortgage, shall constitute an Event of Default under the terms of this Assignment (hereinafter referred to as the "Event of Default"). Upon or at any time during the continuance of an Event of Default, the Assignee may, without regard to waste, adequacy of the security or solvency of the Assignor, declare all Indebtedness to be immediately due and payable, may revoke the license granted the Assignor hereunder to collect the Rents, and may, at its option, without notice, either:

a. in person or by agent, with or without taking possession of or entering the Premises, with or without bringing any action or proceeding, give, or require the Assignor to give, notice to the tenants under the Leases authorizing and directing the tenants to pay all Rents directly to the Assignee; collect all of the Rents; enforce the payment thereof and exercise all of the rights of the Assignor under the Leases and all of the rights of the Assignee hereunder; and may enter upon, take possession of, manage and operate the Premises, or any part thereof; may cancel, enforce or modify the Leases, and fix or modify Rents, and do any acts which the Assignee deems proper to protect the security hereof; or

b. apply for appointment of a receiver as a matter of right and without notice in accordance with the statutes and law made and provided for, which receivership the Assignor hereby consents to, who shall collect the Rents; manage the Premises so as to prevent waste; execute Leases within or beyond the period of receivership; perform the terms of this Assignment and apply the Rents as hereinafter provided.

The entering upon and taking possession of such Premises, the appointment of a receiver, the collection of such Rents and the application thereof as aforesaid shall not cure or waive any default or waive, modify or affect notice of default under the Mortgage or invalidate any act done pursuant to said notice, nor in any way operate to prevent the Assignee from pursuing any remedy which now or hereafter it may have under the terms and conditions of the Mortgage or the Note secured thereby or any other instruments securing the same. The rights and powers of the Assignee hereunder shall remain in full force and effect both prior to and after any foreclosure of the Mortgage and any sale pursuant thereto and until expiration of the period of redemption from said sale, regardless of whether a deficiency remains from said sale. The purchaser at any foreclosure sale, including the Assignee, shall have the right, at any time and without limitation, to advance money to any receiver appointed hereunder to pay any part or all of the items which the receiver would otherwise be authorized to pay if cash were available from the Premises and the sum so advanced, with interest at the Default Rate, as defined in the Note, shall be a part of the sum required to be paid to redeem from any foreclosure sale.

6. Application of Rents. Any Rents shall be applied to the following items in such order as Assignee shall deem proper in its sole discretion: (a) to payment of all fees of any receiver appointed hereunder, (b) to payment of attorneys' fees and all other costs and expenses incurred incident to taking and retaining possession of the Premises, (c) to payment when due of prior or current real estate taxes or special assessments with respect to the Premises or, if the Mortgage so requires, to the periodic escrow for payment of the taxes or special assessments then due, (d) to payment when due of premiums for insurance

of the type required by the Mortgage or, if the Mortgage so requires, to the periodic escrow for the payment of premiums then due, (e) to payment of all expenses necessary for managing and securing the Premises, including without being limited thereto, the salaries, fees and wages of a managing agent and such other employees or agents as may be necessary or desirable and all expenses of operating and maintaining the Premises; (f) to payment of all costs of any alterations, renovations, repairs or replacements of any improvements on the Premises, including the completion of any construction on the Premises; and (g) to payment of all or any portion of the Indebtedness which has become due and payable in such order as Assignee may determine.

7. No Liability for the Assignee. The Assignee shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge any obligation, duty or liability under said Leases, nor shall this Assignment operate to place responsibility for the control, care, management or repair of the Premises upon the Assignee, nor for the carrying out of any of the terms and conditions of said Leases; nor shall it operate to make the Assignee responsible or liable for any waste committed on the Premises, or for any dangerous or defective condition of the Premises, or for any negligence in the management, upkeep, repair or control of said Premises resulting in loss or injury or death to any tenant, licensee, employee or stranger, nor liable for laches or failure to collect the Rents, and the Assignee shall be required to account only for such moneys as are actually received by it. All actions taken by the Assignee pursuant to this Assignment shall be taken for the purposes of protecting the Assignees' security, and the Assignor hereby agrees that nothing herein contained and no actions taken by the Assignee pursuant to this Assignment, including, but not limited to, the Assignees' approval or rejection of any Lease for any portion of the Premises, shall in any way alter or impact the obligation of the Assignor to pay the Indebtedness. The Assignor hereby waives any defense or claim that may now exist or hereinafter arise by reason of any action taken by the Assignee pursuant to this Assignment.

8. Assignor to Hold Assignee Harmless. The Assignor shall and does hereby agree to indemnify and to hold the Assignee harmless of and from any and all liability, loss or damage which it may or might incur under the Leases or under or by reason of this Assignment and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in said Leases. Should the Assignee incur any such liability, or any costs or expenses in the defense of any such claims or demands, the amount thereof, including costs, expenses, and reasonable attorneys' fees, shall be secured hereby, shall be added to the Indebtedness and the Assignor shall reimburse the Assignee therefor immediately upon demand, and the continuing failure of the Assignor so to do shall constitute a default hereunder and an Event of Default under the Mortgage.

9. Security Deposits. The Assignor agrees on demand to transfer to the Assignee any security deposits held by the Assignor under the terms of the Leases. The Assignor agrees that such security deposits may be held by the Assignee without any allowance of interest thereon, except statutory interest accruing to the benefit of the tenants, and shall become the absolute property of the Assignee upon a default hereunder or an Event of Default under the Mortgage to be applied in accordance with the provisions of the Leases. Until the Assignee makes such demand and the deposits are paid over to the Assignee, the Assignee assumes no responsibility to the tenants for any such security deposit.

10. Authorization to Tenants. The tenants under the Leases are hereby irrevocably authorized and directed to recognize the claims of the Assignee or any receiver appointed hereunder without investigating the reason for any action taken by the Assignee or such receiver, or the validity or the amount of indebtedness owing to the Assignee, or the existence of any default in the Note, the Mortgage, or under or by reason of this Assignment, or the application to be made by the Assignee or receiver. The Assignor hereby irrevocably directs and authorizes the tenants to pay to the Assignee or such receiver all sums due under the Leases and consents and directs that said sums shall be paid to the Assignee or any such receiver

in accordance with the terms of its receivership without the necessity for a judicial determination that a default has occurred hereunder or under the Mortgage or that the Assignee is entitled to exercise its rights hereunder, and to the extent such sums are paid to the Assignee or such receiver, the Assignor agrees that the tenants shall have no further liability to the Assignor for the same. The sole signature of the Assignee or such receiver shall be sufficient for the exercise of any rights under this Assignment and the sole receipt of the Assignee or such receiver for any sums received shall be a full discharge and release therefor to any such tenants or occupants of the Premises. Checks for all or any part of the Rents collected under this Assignment shall upon notice from the Assignee or such receiver be drawn to the exclusive order of the Assignee or such receiver.

11. Satisfaction. Upon the payment in full of all Indebtedness as evidenced by a recorded satisfaction of the Mortgage executed by the Assignee, or its subsequent assign, this Assignment shall without the need for any further satisfaction or release become null and void and be of no further effect.

12. Assignee Creditor of the Tenants Upon Bankruptcy. Upon or at any time during the continuance of an Event of Default in the payment of any Indebtedness or in the performance of any obligation, covenant, or agreement pursuant to the terms of this Assignment, the Note and the Mortgage, the Assignor agrees that the Assignee, and not the Assignor, shall be and be deemed to be the creditor of the tenants in respect of assignments for the benefit of creditors and bankruptcy, reorganization, insolvency, dissolution, or receivership proceedings affecting such tenants (without obligation on the part of the Assignee, however, to file or make timely filings of claims in such proceedings or otherwise to pursue creditors' rights therein, and reserving the right to the Assignor to make such filing in such event) including without limitation, the right to file and prosecute, to the exclusion of Assignor, any proofs of claim, complaints, motions, applications, notices and other documents, in any case in respect of the tenant under a Lease under the U.S. Bankruptcy Code. The Assignee shall have the option to apply any money received by the Assignee as such creditor in reduction of the Indebtedness.

13. Assignor Bankruptcy. If there shall be filed by or against Assignor a petition under the U.S. Bankruptcy Code, and Assignor, as lessor under any Lease, shall determine to reject such Lease pursuant to Section 365(a) of the U.S. Bankruptcy Code, then Assignor shall give Assignee not less than ten (10) days' prior notice of the date on which Assignor shall apply to the bankruptcy court for authority to reject the Lease. Assignee shall have the right, but not the obligation, to serve upon Assignor within such ten-day period a notice stating that (i) Assignee demands that Assignor assume and assign the Lease to Assignee pursuant to Section 365 of the U.S. Bankruptcy Code and (ii) Assignee covenants to cure or provide adequate assurance of future performance under the Lease. If Assignee serves upon Assignor the notice described in the preceding sentence, Assignor shall not seek to reject the Lease and shall comply with the demand provided for in clause (i) of the preceding sentence within thirty (30) days after the notice shall have been given, subject to the performance by Assignee of the covenant provided for in clause (ii) of the preceding sentence.

14. Assignee Attorney-In-Fact. The Assignor hereby irrevocably appoints the Assignee and its successors and assigns as its agent and attorney-in-fact, which appointment is coupled with an interest, to exercise any rights or remedies hereunder and to execute and deliver during the term of this Assignment such instruments as the Assignee may deem necessary to make this Assignment and any further assignment effective.

15. Subsequent Leases. Until the Indebtedness shall have been paid in full, the Assignor will deliver to the Assignee executed copies of any and all other and future Leases upon all or any part of the said Premises and agrees to make, execute and deliver unto the Assignee upon demand and at any time or times, any and all assignments and other instruments sufficient to assign the Leases and the Rents thereunder to the Assignee or that the Assignee may deem to be advisable for carrying out the true purposes

and intent of this Assignment. From time to time on request of the Assignee the Assignor agrees to furnish the Assignee with a rent roll of the Premises disclosing current tenancies, rents payable, and such other matters as the Assignee may request.

16. General Assignment of Leases and Rents. The rights contained in this Assignment are in addition to and shall be cumulative with the rights given and created in the Mortgage, assigning generally all leases, rents and profits of the Premises and shall in no way limit the rights created thereunder. The giving of this Assignment is a condition precedent of the Assignee to the making of the Mortgage loan secured hereby. To the extent inconsistent with the terms of this Assignment, the terms of this Assignment shall control.

17. No Mortgagee in Possession. Nothing herein contained and no actions taken pursuant to this Assignment shall be construed as constituting the Assignee a "Mortgagee in Possession."

18. Continuing Rights. The rights and powers of the Assignee or any receiver hereunder shall continue and remain in full force and effect until all Indebtedness, including any deficiency remaining from a foreclosure sale, are paid in full, and shall continue after commencement of a foreclosure action and, if the Assignee be the purchaser at the foreclosure sale, after foreclosure sale and until expiration of the equity of redemption.

19. Time of the Essence. Time is of the essence with regard to the performance of the obligations of Assignor in this Assignment and each and every term, covenant and condition herein by or applicable to Assignor.

20. Governing Law. This Assignment and the rights and obligations of all parties hereunder shall be governed by and construed in accordance with the laws of the state or commonwealth in which the Premises are located.

21. Jurisdiction. The parties hereto irrevocably (a) agree that any suit, action or other legal proceeding arising out of or relating to this Assignment may be brought in a court of record in the state or commonwealth in which the Premises are located or in the courts of the United States of America located in such state or commonwealth, (b) consent to the non-exclusive jurisdiction of each such court in any suit, action or proceeding, and (c) waive any objection which it may have to the laying of venue of any such suit, action or proceeding in any of such courts and any claim that any such suit, action or proceeding has been brought in an inconvenient forum. Nothing contained herein shall prevent Assignee from bringing any action or exercising any rights against any security given to Assignee by the Assignor, or against the Assignor personally, or against any property of the Assignor, within any other state. Commencement of any such action or proceeding in any other state shall not constitute a waiver of the agreement as to the laws of the state or commonwealth which shall govern the rights and obligations of the Assignor and Assignee hereunder.

22. Captions. The captions to the sections of this Assignment are for convenience only and shall not be deemed part of the text of the respective sections and shall not vary, by implication or otherwise, any of the provisions of this Assignment.

23. Notices. Any notice which any party hereto may desire or may be required to give to any other party shall be in writing and either (a) mailed by certified mail, return receipt requested, or (b) sent by an overnight carrier which provides for a return receipt. Any such notice shall be sent to the respective party's address as set forth above in this Assignment or to such other address as such party may, by notice in writing, designate as its address. Any such notice shall constitute service of notice hereunder three (3) days after the mailing thereof by certified mail or one (1) day after the sending thereof by overnight carrier.

24. Severability. The parties hereto intend and believe that each provision of this Assignment comports with all applicable local, state and federal laws and judicial decisions. However, if any provision or any portion of any provision contained in this Assignment is held by a court of law to be invalid, illegal, unlawful, void or unenforceable as written in any respect, then it is the intent of all parties hereto that such portion or provision shall be given force to the fullest possible extent that it is legal, valid and enforceable, that the remainder of this Assignment shall be construed as if such illegal, invalid, unlawful, void or unenforceable portion or provision was not contained therein, and the rights, obligations and interests of Assignor and Assignee under the remainder of this Assignment shall continue in full force and effect.

25. Successors and Assigns. This Assignment and each and every covenant, agreement and other provision hereof shall be binding upon Assignor and its successors and assigns, including, without limitation each and every person or entity that may, from time to time, be record owner of the Premises or any other person having an interest therein, shall run with the land and shall inure to the benefit of Assignee and its successors and assigns. As used herein the words "successors and assigns" shall also be deemed to include the heirs, representatives, administrators and executors of any natural person who is a party to this Assignment. Nothing in this section shall be construed to constitute consent by Assignee to assignment of this Assignment by Assignor.

26. No Oral Modification. This Assignment may not be modified or discharged orally, but only by an agreement in writing signed by the Assignor and the Assignee.

27. Costs of Enforcement. Assignor agrees to pay the costs and expenses, including but not limited to attorneys' fees and legal expenses incurred by Assignee in the exercise of any right or remedy available to it under this Assignment. If Assignee retains attorneys to enforce any of the terms of this Assignment, the Mortgage, the Note or any other loan document or because of the breach by Assignor of any of the terms thereof or for the recovery of any Indebtedness, Assignor shall pay to Assignee attorneys' fees and all costs and expenses, whether or not an action is actually commenced and the right to such attorneys' fees and all costs and expenses shall be deemed to have accrued on the date such attorneys are retained, shall include fees and costs in connection with litigation, arbitration, mediation, bankruptcy and/or administrative proceedings, and shall be enforceable whether or not such action is prosecuted to judgment and shall include all appeals. Attorneys' fees and expenses shall for purposes of this Assignment include all paralegal, electronic research, legal specialists and all other costs in connection with that performance of Assignee's attorneys. If Assignee is made a party defendant of any litigation concerning this Assignment or the Premises or any part thereof or therein, or the construction, maintenance, operation or the occupancy or use thereof by Assignor, then Assignor shall indemnify, defend and hold Assignee harmless from and against all liability by reason of said litigation, including attorneys' fees and all costs and expenses incurred by Assignee in any such litigation or other proceedings, whether or not any such litigation or other proceedings is prosecuted to judgment or other determination.

28. Swap Agreements and Hedge Agreements. This Agreement shall also secure all amounts becoming due and payable by Borrower under or with respect to any Swap Agreement or Hedge Agreement. As used herein "Swap Agreement" or "Hedge Agreement" shall mean any International Swap and Derivative Association ("ISDA") Master Agreement and Schedule and/or other agreement (including terms and conditions incorporated by reference therein and all schedules thereto and confirmations thereof) in any notational principal amount (which notational amount may reduce periodically under the agreement) from time to time and at any time executed and delivered by Borrower and Lender or by Borrower and any affiliate of Lender: (a) which provides for an interest rate, currency, equity, credit or commodity swap, cap, floor or collar, spot or foreign exchange transaction, cross-currency rate swap, currency option, any combination thereof, or option with respect to, any of the foregoing or any similar transactions, for the purpose of hedging Borrower's exposures to fluctuations in interest rates, exchange rates, currency, stock, portfolio or loan valuations or commodity prices (including any such or similar agreement or transaction

entered into by Lender in connection with any other agreement or transaction between Borrower and Lender or by Borrower and any affiliate of Lender) and (b) a master agreement for any of the foregoing agreements referenced in (a) together with all supplements.

29. Waiver of Jury Trial. THE ASSIGNEE BY ITS ACCEPTANCE HEREOF AND THE ASSIGNOR HEREBY VOLUNTARILY, KNOWINGLY AND INTENTIONALLY WAIVE ANY AND ALL RIGHTS TO TRIAL BY JURY IN ANY LEGAL ACTION OR PROCEEDING ARISING UNDER THIS ASSIGNMENT OR CONCERNING THE INDEBTEDNESS AND/OR ANY COLLATERAL SECURING SUCH INDEBTEDNESS, REGARDLESS OF WHETHER SUCH ACTION OR PROCEEDING CONCERNS ANY CONTRACTUAL OR TORTIOUS OR OTHER CLAIM. THE ASSIGNOR ACKNOWLEDGES THAT THIS WAIVER OF JURY TRIAL IS A MATERIAL INDUCEMENT TO THE ASSIGNEE IN EXTENDING CREDIT TO THE ASSIGNOR, THAT THE ASSIGNEE WOULD NOT HAVE EXTENDED SUCH CREDIT WITHOUT THIS JURY TRIAL WAIVER, AND THAT THE ASSIGNOR HAS BEEN REPRESENTED BY AN ATTORNEY OR HAS HAD AN OPPORTUNITY TO CONSULT WITH AN ATTORNEY IN CONNECTION WITH THIS JURY TRIAL WAIVER AND UNDERSTANDS THE LEGAL EFFECT OF THIS WAIVER.

[signature on next page]

Signature Page

Assignment of Leases and Rents

(Construction Line of Credit)

IN WITNESS WHEREOF, Borrower has executed this Assignment under seal the day and year written below.

Witnesses:

ASSIGNOR:

Lindsay Horvath

Witness #1

[Signature]

Witness #2 / Notary

SUNFLOWER SPRINGS ALF OF
INDIAN LAND, LLC,
a South Carolina limited liability company

By: [Signature] (SEAL)

Name: Nikunj Dalal

Title: Authorized Member

STATE OF SOUTH CAROLINA

ACKNOWLEDGEMENT

COUNTY OF RICHLAND

I, Spencer Andrew Syrett, do hereby certify that Nikunj Dalal, the Managing Member of Sunflower Springs ALF of Indian Land, LLC, appeared before me this day and acknowledged the due execution of the foregoing instrument.

Neither witness is an interested party to this transaction.

Witness my hand and seal this the 15 day of March, 2023

[Signature]

Notary Public for South Carolina

My Commission expires: 1/08/2025

[SEAL]

Exhibit "A"

Legal Description

All that certain piece, parcel, or lot of land, with the improvements thereon, situate, lying and being in the County of Lancaster, State of South Carolina, containing 4.81 acres, more or less, being shown and designated as Lot 2, on a final subdivision plat of Edgewater Park, and recorded in the Office of the Register of Deeds for Lancaster County in Plat Book 2016 at page 751.

This land is also shown on a plat prepared for Synovus Bank by Carolina Surveying Services, dated October 10, 2019, and recorded in the Office of the Register of Deeds for Lancaster County in Plat Book 2021 at page 219.

This being the same land conveyed to Assignor by Wolverine Funding, LLC by deed dated December 5, 2019, and recorded December 6, 2019, in Book 1289 at Page 246.