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WHEN RECORDED RETURN TO:
Stinson LLP (SBM)
50 South Sixth Street, Suite 2600
Minneapolis, Minnesota 55402



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20-4558

GUARDIAN NORTHWEST TITLE CO.

SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS

GRANTOR: HSP Investments I, LLC,
a Washington limited liability company

GRANTEE: MCP Birchview WA OpCo, LLC,
a Texas limited liability company

MATTER REFERENCE: Unrecorded sublease dated July 1, 2020.

ABBREV. LEGAL DESCRIPTION: 925 Dunlop Avenue, Sedro-Woolley, WA 98284 (For complete legal description, see Exhibit A attached hereto)

ASSESSOR'S
PROPERTY TAX
PARCEL ACCOUNT
NUMBER(S):

Lts 1-15 and Lts 17-20
Blk 115 Sedro

4152-115-015-0007, 4152-115-010-0002, and 4152-115-030-0008

THIS SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS (this "Agreement") is made effective as of July 1, 2020 (the "Effective Date") by and between HSP Investments I, LLC, a Washington limited liability company, as assignor, having an address at c/o Senior Services of America, LLC, 1201 Pacific Avenue, Suite 450, Tacoma, WA 98402 ("Grantor") to MCP Birchview WA OpCo, LLC, a Texas limited liability company, having an address at c/o MedCore Partners, LLC, 12377 Merit Drive, Suite 500, Dallas, Texas 75251 ("Secured Party").

RECITALS

A. Pursuant to a Lease Agreement between MCP Birchview WA PropCo LLC, a Texas limited liability company, and Secured Party, dated of even date herewith, Secured Party holds a leasehold interest in the real property commonly known as Birchview Memory Care and legally described on Exhibit A, attached hereto (the "Property").

B. As of the Effective Date Grantor holds the Permits required for the lawful operation of the Property.

C. Secured Party has applied to the Washington Department of Social and Health Services to become the licensed operator of the Property (the "New License").

D. Pending the issuance of the New License, Secured Party has sublet the Property to Grantor pursuant to an Interim Sublease and Operations Transfer Agreement between Secured Party and Grantor of even date herewith (the "Sublease"), and accordingly Grantor holds a sublessee interest in the Property.

E. Pending the issuance of the New License, pursuant to a Management Agreement dated of even date herewith (the "Management Agreement") Secured Party and Grantor have engaged Grantor's affiliate, Senior Services of America, LLC (the "Manager") to manage the day to day operations of the Property.

F. Pursuant to the Sublease, certain Operational Assets (as defined in the Sublease) will be retained by Grantor until the New License is issued to Secured Party at which time they will be automatically transferred to Secured Party pursuant to the terms of the Sublease.

G. Further, as required by Washington law, pending the issuance of the New License Grantor will enter into the Resident Agreements (as defined in the Sublease) with respect to the Property.

H. As a condition to Secured Party subleasing of the Property to Grantor, Secured Party is requiring that Grantor execute this Agreement to grant Secured Party a security interest in the Operational Assets and Gross Revenues (as defined in the Sublease) pending issuance of the New License.

REVIEWED BY
SKAGIT COUNTY TREASURER
DEPUTY 81
DATE 8-17-20

I. Secured Party and certain of its affiliates have entered into a Loan Agreement with BMO Harris Bank N.A., a national banking association, as Administrative Agent ("**Administrative Agent**"), and the lender parties thereto from time to time (the "**Lenders**"), dated of even date herewith (as amended from time to time, the "**Loan Agreement**"), pursuant to which the Lenders have agreed to make a loan to Secured Party and certain of its affiliates in the aggregate maximum principal amount of up to FORTY-FOUR MILLION EIGHT HUNDRED NINETY-ONE THOUSAND ONE HUNDRED FORTY-SIX DOLLARS (\$44,891,146.00) (the "**Loan**"). Secured Party's rights pursuant to this Agreement will be assigned to Administrative Agent as security for the Loan.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by each of the parties hereto, it is agreed as follows:

ARTICLE I - DEFINITIONS

Section 1.1 Definitions. The following terms shall have the meaning set forth below in this Article. Any term used in this Agreement and not defined shall have the meaning given to that term in the Loan Agreement.

"**Bank Account**" means the bank account(s) established by Secured Party with the Administrative Agent which is more fully described in the DACA and into which the Gross Revenues arising from the operation of the Facility will be deposited by Debtor during the period from the Effective Date to the CHOW Date.

"**CHOW Date**" means the date on which the New License is issued and the Operational Assets have been transferred to Secured Party.

"**Collateral Property**" means the Operational Assets, the Permits, the Bank Accounts and the Gross Revenues.

"**DACA**" means that Deposit Account Control Agreement dated of even date herewith executed by Debtor in favor of the Administrative Agent with respect to the Bank Account.

"**Event of Default**" has the meaning set forth in the Sublease.

"**Excluded Property**" has the meaning set forth in the Sublease.

"**Permits**" means to the extent assignable under applicable law, all permits, licenses and contracts, if any, relating to the operation and authority to operate the Premises as an assisted living facility.

"**Property Jurisdiction**" means the laws of the jurisdiction in which the Land is located.

"**UCC Collateral**" means any of the Collateral Property which, under applicable law, may be subjected to a security interest under the Uniform Commercial Code.

"**Uniform Commercial Code**" means the Uniform Commercial Code in effect in the Property Jurisdiction.

ARTICLE II - UNIFORM COMMERCIAL CODE SECURITY AGREEMENT

Section 2.1 Security Interest. As required by and as security for the obligations of Grantor set forth in the Sublease, to the extent permitted by applicable law, Grantor hereby grants to Secured Party or, in the case of the Bank Accounts and at the direction of Secured Party, to Administrative Agent, a security interest in all of Grantor's now owned or hereafter acquired or arising right, title and interest in and to the Collateral Property. For the avoidance of doubt, the Collateral Property shall not include Excluded Assets. The security interest granted hereunder shall be effective from the Effective Date to the CHOW Date, at which time it shall terminate and be of no further force and effect, and shall include any and all Resident Agreements executed, and Gross Revenues arising from the operation of the Property, prior to the CHOW Date.

Section 2.2 Financing Statements. This Agreement is also a security agreement under the Uniform Commercial Code for the UCC Collateral whether the UCC Collateral is owned now or acquired in the future, and all products and cash and non-cash proceeds thereof. Grantor hereby grants to Secured Party a security interest in the UCC Collateral. Grantor hereby authorizes Secured Party to prepare and file financing statements, continuation statements and financing statement amendments in such form as Secured Party may require to perfect or continue the perfection of this security interest in the Collateral Property and Grantor agrees, if Secured Party so requests, to execute and deliver to Secured Party consents to such financing statements, continuation statements and amendments. Secured Party shall pay all filing costs and all costs and expenses of any record searches for financing statements and/or amendments that Secured Party may require. Without the prior written consent of Secured Party, Grantor shall not create or permit to exist any other lien or security interest in any of the UCC Collateral. Secured Party agrees to terminate all of such financing statements promptly following the CHOW Date and to provide Grantor with evidence thereof.

ARTICLE III - ASSIGNMENT OF LEASES AND RENTS; APPOINTMENT OF RECEIVER; SECURED PARTY IN POSSESSION

Section 3.1 Assignment of Leases and Rents. As part of the consideration for the Sublease, to the extent permitted by applicable law Grantor hereby absolutely and unconditionally assigns and transfers to Secured Party all of Grantor's right, title, and interest in and to the Resident Agreements and Gross Revenues and all products and proceeds thereof (the "**Leases and Rents**"); it being intended by Grantor that this assignment constitutes a present, absolute assignment and not an assignment for additional security only. Nevertheless, subject to the terms of this Agreement, Secured Party grants to Grantor a revocable license to collect and

receive the Leases and Rents in accordance with, and for so long as Grantor is a party to, the Sublease and the Management Agreement. Grantor shall apply the Leases and Rents as required by the terms of the Sublease to pay the Rent due thereunder. For purposes of giving effect to this absolute assignment of Leases and Rents, and for no other purpose, Leases and Rents shall not be deemed to be a part of the Collateral Property. However, if this present, absolute and unconditional assignment of Leases and Rents is not enforceable by its terms under the laws of the Property Jurisdiction, then the Leases and Rents shall be included as a part of the Collateral Property and it is the intention of the Grantor that in this circumstance this Agreement create and perfect a lien on Leases and Rents in favor of Secured Party, which lien shall be effective as of the Effective Date of this Agreement.

Section 3.2 Revocable License to Collect Rents. From and after the date on which the Sublease terminates, and without the necessity of Secured Party entering upon and taking and maintaining control of the Property directly, or by a receiver, Grantor's license to collect the Gross Revenues shall automatically terminate and to the extent permitted by applicable law Secured Party shall without notice be entitled to all of the Gross Revenues as they become due and payable, including Gross Revenues then due and unpaid. Grantor shall pay to Secured Party upon demand all Gross Revenues to which Secured Party is entitled. At any time on or after the date of Secured Party's demand for Gross Revenues, to the extent permitted by applicable law Secured Party may give, and Grantor hereby irrevocably authorizes Secured Party to give, notice to all residents under Resident Agreements instructing them to pay all Gross Revenues to Secured Party. Grantor shall not interfere with and shall reasonably cooperate with Secured Party's collection of such Gross Revenues.

Section 3.3 No Other Assignment. Grantor represents and warrants to Secured Party that as of the Effective Date Grantor is not a party to any other assignment of the Leases and Rents and Grantor covenants and agrees that it will not perform, any acts and has not executed, and shall not execute, any instrument, which would prevent Secured Party from exercising its rights under this Article 3.

ARTICLE IV - REPRESENTATIONS AND WARRANTIES OF GRANTOR

The Grantor represents and warrants to the Secured Party as of the Effective Date of this Agreement that:

Section 4.1 Status. Grantor is a limited liability company, duly organized and validly existing and in good standing under the laws of the state of its formation and has all requisite power and authority to carry on its business as now conducted and to execute, deliver and perform this Agreement.

Section 4.2 Authority. Grantor has all requisite power and authority to execute, deliver, and perform this Agreement and all of Grantor's obligations hereunder.

Section 4.3 Authorization. All necessary limited liability company action on the part of Grantor has been taken to authorize the execution, delivery and performance by Grantor of this Agreement and all of the other instruments necessary or appropriate to the consummation of the transactions contemplated hereby. This Agreement has been duly executed and delivered by Grantor and, assuming the due authorization, execution and delivery of this Agreement by the other party hereto, is the legal, valid and binding obligation of Grantor, enforceable against Grantor in accordance with its terms, except as such enforceability may be limited by applicable bankruptcy, insolvency, reorganization, moratorium or similar laws affecting the enforcement of creditors' rights generally and to the extent that such enforceability is subject to general principles of equity.

Section 4.4 No Conflict. The execution and delivery of this Agreement and the other documents contemplated hereby which are required to be executed by Grantor, the fulfillment of and compliance with the respective terms and provisions of each, and the consummation of the transactions described in each, do not and will not conflict with or violate any law to which Grantor is subject, or conflict with or result in a breach of or constitute a default under any of the terms, conditions or provisions of (a) Grantor's certificate of formation or operating agreement, or (b) any material contract, agreement, lease, commitment or understanding to which Grantor is a party or by which Grantor is bound.

Section 4.5 No Prior Transfer; No Liens. Grantor has not previously transferred the Collateral Property to another party and none of the Collateral Property is subject to any liens or security interests granted by Grantor except for the security interest created pursuant to this Agreement.

ARTICLE V - COVENANTS OF THE GRANTOR

Section 5.1 Further Assurances. Grantor will execute or consent to, from time to time, such financing statements, assignments, and other documents covering the Collateral Property as Secured Party may reasonably request in order to create, evidence, perfect, maintain or continue its security interest in the Collateral Property (including any additional Collateral Property acquired by the Grantor after the date hereof).

ARTICLE VI - EVENTS OF DEFAULT

Section 6.1 Events of Default Under this Agreement. The following shall be an "Event of Default" under this Agreement:

(a) Breach of Representation or Warranty. Any representation or warranty made by Grantor herein, or in any report, certificate, financial statement or other instrument, agreement or document furnished to Secured Party shall have been false or misleading in any material respect as of the date the representation or warranty was made.

(b) Other Defaults. Grantor shall continue to be in default under any of the other terms, covenants or conditions of this Agreement not specified in this Article VI, for ten (10) days after written notice to Grantor from Secured Party, in the case of any Default which can be cured by the payment of a sum of money, or for thirty (30) days after notice from Secured Party in the case of any other default; provided, however, that if such non-monetary Default is susceptible of cure, but cannot reasonably be cured within such thirty (30) day period and provided further that Grantor shall have commenced to cure such Default within such thirty (30) day period and thereafter diligently and expeditiously proceeds to cure the same, such thirty (30) day period shall be extended for such time as is reasonably necessary for Grantor in the exercise of due diligence to cure such default, such additional period not to exceed sixty (60) days.

(c) Sublease. The occurrence of an "Event of Default" under the Sublease.

ARTICLE VII - RIGHTS AND REMEDIES ON EVENT OF DEFAULT

Section 7.1 Remedies. Upon the occurrence of an Event of Default, and at any time thereafter until such Event of Default is cured to the satisfaction of Secured Party, and in addition to the rights granted to Secured Party under the Sublease, Secured Party may, subject to the limitations imposed by applicable law including, but not limited to, the laws governing the licensure of the Property as an assisted living facility, exercise any one or more of the rights and remedies set forth in this Article. All of such rights and remedies are cumulative and may be exercised concurrently or independently and in such order as Secured Party shall determine in its sole and absolute discretion. Pursuant to the foregoing, Secured Party may, subject to the limitations imposed by applicable law including, but not limited to, the laws governing the licensure of the Property as an assisted living facility, take any of the foregoing actions it being understood and agreed that there can be no assurances that the exercise of certain of the following remedies prior to the CHOW Date will not adversely affect the continued lawful operation of the Property:

(a) In the name of Grantor or otherwise, demand, collect, receive and receipt for, compound, compromise, settle and give acquittance for and prosecute and discontinue any suits or proceedings in respect of any or all of the Collateral Property.

(b) Take any action that Secured Party may deem necessary or desirable in order to realize on the Collateral Property, including, without limitation, the power to perform any contract, to endorse in the name of Grantor any checks, drafts, notes, or other instruments or documents received in payment of or on account of the Collateral Property.

(c) Enter upon and into and take possession of all or such part or parts of the Collateral Property as may be necessary or appropriate in the judgment of Secured Party, to permit or enable Secured Party to store, lease, sell or otherwise dispose of or collect all or any part of the Collateral Property, and use and operate said property for such purposes and for such length of time as Secured Party may deem necessary or appropriate for said purposes without the payment of any compensation to Grantor therefor. Grantor shall provide Secured Party with all information and assistance requested by Secured Party to facilitate the storage,

leasing, sale or other disposition or collection of the Collateral Property after an Event of Default.

(d) Exercise any and all other rights and remedies available to Secured Party by law, in equity or by agreement, including rights and remedies under the law of the Property Jurisdiction or any other applicable law as they relate to the Collateral Property and including all remedies available to Secured Party under Article 9 of the Uniform Commercial Code of the Property Jurisdiction, and, in connection therewith, Secured Party may require Grantor to assemble the Collateral Property and make it available to Secured Party at a place to be designated by Secured Party, and any notice (as hereinafter defined) of intended disposition of any of the Collateral Property required by law shall be deemed reasonable if such notice is mailed or delivered to Grantor pursuant to this Agreement at least ten (10) days before the date of such disposition. The Secured Party may sell or otherwise dispose of any or all of the Collateral Property in a single unit or in multiple units and the Secured Party may be the purchaser at such sale or other disposition.

(e) All proceeds of sale or disposition of the Collateral Property shall be applied toward the obligations of Grantor set forth in the Sublease in such manner and order as the Secured Party may elect.

ARTICLE VIII - MISCELLANEOUS

Section 8.1 No Liability on Collateral. It is understood that Secured Party does not in any way assume any of the Grantor's obligations under any of the Collateral Property, this Agreement or the Sublease except as otherwise specifically provided for in the Sublease and the Management Agreement.

Section 8.2 No Waiver. Secured Party shall not be deemed to have waived any of its rights hereunder or under the Sublease unless such waiver is in writing and signed by Secured Party. No delay or omission on the part of Secured Party in exercising any right shall operate as a waiver of such right or any other right. A waiver on any one occasion shall not be construed as a bar to or waiver of any right or remedy on any future occasion.

Section 8.3 Remedies Cumulative. All rights and remedies of Secured Party shall be cumulative and may be exercised singularly or concurrently, at its option, and the exercise or enforcement of any one such right or remedy shall not bar or be a condition to the exercise or enforcement of any other.

Section 8.4 Governing Law. This Agreement shall be governed by the laws of the State in which the Property is located with respect to the following: (i) the creation, perfection, and enforcement of the lien of this Agreement with respect to real property, interests in real property, improvements and fixtures; (ii) the enforcement of the assignment of Leases and Rents and other terms of Article III, and (iii) any other provision of the laws of the State in which the

Property is located that is specifically referenced in this Agreement. Subject to the foregoing, in all other respects, this Security Instrument shall be governed by the substantive laws of the State of Illinois.

Section 8.5 Consent to Jurisdiction and Venue. THE PARTIES HERETO EACH AGREE THAT ANY CONTROVERSY ARISING UNDER OR IN RELATION TO, THIS AGREEMENT OR THE SUBLEASES WILL BE LITIGATED EXCLUSIVELY IN THE JURISDICTION WHERE THE PROPERTY IS LOCATED. THE STATE AND FEDERAL COURTS AND AUTHORITIES IN SUCH JURISDICTION WILL HAVE EXCLUSIVE JURISDICTION OVER ALL CONTROVERSIES THAT ARISE UNDER OR IN RELATION TO THIS AGREEMENT OR THE SUBLEASE. EACH OF THE PARTIES HERETO IRREVOCABLY CONSENTS TO SERVICE, JURISDICTION, AND VENUE OF SUCH COURTS FOR ANY SUCH LITIGATION AND WAIVES ANY OTHER VENUE TO WHICH IT MIGHT BE ENTITLED BY VIRTUE OF DOMICILE, HABITUAL RESIDENCE OR OTHERWISE.

Section 8.6 Waiver of Jury Trial. EACH PARTY HEREBY (a) COVENANTS AND AGREES NOT TO ELECT A TRIAL BY JURY OF ANY ISSUES TRIABLE OF RIGHT BY A JURY, AND (b) WAIVES ANY RIGHT TO TRIAL BY JURY FULLY TO THE EXTENT THAT ANY SUCH RIGHT NOW OR HEREAFTER EXISTS. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN, KNOWINGLY AND VOLUNTARILY, BY EACH PARTY, AND THIS WAIVER IS INTENDED TO ENCOMPASS INDIVIDUALLY EACH INSTANCE AND EACH ISSUE AS TO WHICH THE RIGHT TO A JURY TRIAL WOULD OTHERWISE ACCRUE. EACH PARTY IS HEREBY AUTHORIZED AND REQUESTED TO SUBMIT THIS AGREEMENT TO ANY COURT HAVING JURISDICTION OVER THE SUBJECT MATTER AND THE PARTIES TO THIS AGREEMENT, SO AS TO SERVE AS CONCLUSIVE EVIDENCE OF THE FOREGOING WAIVER OF THE RIGHT TO JURY TRIAL. FURTHER, EACH PARTY HEREBY CERTIFIES THAT NO REPRESENTATIVE OR AGENT OF ANOTHER PARTY HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT SUCH OTHER PARTY WILL NOT SEEK TO ENFORCE THIS WAIVER OF RIGHT TO JURY TRIAL PROVISION.

Section 8.7 Successors and Assigns. This Agreement shall bind, and the rights granted by this Agreement shall inure to, the respective successors and assigns of the parties hereto.

Section 8.8 Recitals. The above Recitals are true and correct as of the date hereof and constitute a part of this Agreement.

Section 8.9 Copy of Agreement as Financing Statement. The Secured Party may prepare and file financing statements with respect to the Collateral Property and may file a xerox copy or photostatic copy or other reproduction of this Agreement as a financing statement.

Section 8.10 Notice.

(a) All notices, demands and other communications (collectively, "Notice") under or concerning this Agreement must be in writing. Each Notice will be addressed to the intended recipient at the address set forth below, and will be deemed given on the earliest to occur of (i) the date when the Notice is received by the addressee; (ii) the first Business Day (as hereinafter defined) after the Notice is delivered to a recognized overnight courier service, with arrangements made for payment of charges for next Business Day delivery; or (iii) the third Business Day after the Notice is deposited in the United States mail with postage prepaid, certified mail, return receipt requested. As used in this Agreement, the term "Business Day" means any day other than a Saturday, a Sunday or any other day on which Lender is not open for business.

(b) Any party to this Agreement may change the address to which Notices intended for it are to be directed by means of Notice given to the other parties in accordance with this Section. Each party agrees that it will not refuse or reject delivery of any Notice given in accordance with this Section, that it will acknowledge, in writing, the receipt of any Notice upon request by the another party and that any Notice rejected or refused by it will be deemed for purposes of this Section to have been received by the rejecting party on the date so refused or rejected, as conclusively established by the records of the U.S. Postal Service or the courier service.

(c) Any Notice required under this Agreement will be sent to the parties hereto as follows:

To Secured Party:

MCP Birchview WA OpCo, LLC
c/o MedCore Partners, LLC
12377 Merit Drive, Suite 500
Dallas, Texas 75251
Attention: Brian Bollich
Telephone No.: (214) 443-8329
Email: Brian@medcorepartners.com

With copy to:

Spencer Fane LLP
5700 Granite Parkway, Suite 650
Plano, Texas 75024
Attention: Thomas W. Slover
Telephone No.: 972-324-0344
Facsimile No.: 972-324-0301
Email: tslover@spencerfane.com

To Grantor:

Senior Services of America, LLC
1201 Pacific Avenue
Suite 450
Tacoma, WA 98402
Attn: Randy Trettevik, CFO
Telephone No.: 253-474-0425
Facsimile No.:

With copy to:

The Nathanson Group PLLC
One Union Square
600 University Street
Suite 2000
Seattle, WA 98101
Attn: Randi S. Nathanson
Telephone No.: 206-623-6239
Facsimile No.: 206-299-9335

(d) Secured Party will provide to Administrative Agent a copy of any notice sent or received by either of them under or with respect to this Agreement concurrently as to those it sends, and promptly as to those it receives with such notice provided to Administrative Agent at the following address:

To Administrative Agent:

BMO Harris Bank N.A.
50 Fountain Plaza, 14th Floor
Buffalo, NY 14202
Attention: Ryan Stewart

with a copy to:

BMO Harris Bank N.A.
115 S. LaSalle Street, 19W
Chicago, Illinois 60603
Attention: Portfolio Manager/
Medcore – Washington

and a copy to:

Stinson LLP
50 South Sixth Street, Suite 2600

Minneapolis, Minnesota 55402
Attention: Steven B. Mayeron

Section 8.11 Multiple Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, and all of which shall constitute one and the same agreement.

Section 8.12 Indemnity by Secured Party. Secured Party acknowledges and agrees that Debtor has entered into the DACA as an accommodation to Secured Party and the Administrative Agent as a result of the fact that as of the Effective Date the Permits are held by Debtor. Accordingly, Secured Party shall indemnify, defend and hold harmless Debtor from and against any and all amounts which may be due and owing from Debtor to Administrative Agent under the DACA, including, but not limited to, under Section 3(a) and Section 3(e) of the DACA except to the extent the same are due to the gross negligence or willful misconduct of Debtor. The provisions of this Section 8.12 shall survive the termination of this Security Agreement.

IN WITNESS WHEREOF, Grantor and Secured Party have caused the execution of this Agreement by its duly authorized representatives as of the date and year first above written

GRANTOR:

HSP INVESTMENTS I, LLC,
a Washington limited liability company

By: [Signature]
Print Name: LUKE FIELD
Its: AUTHORIZED SIGNATORY

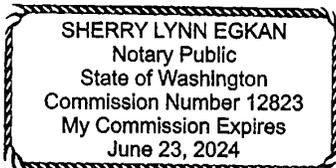
STATE OF WASHINGTON)
COUNTY OF PYAC)

Before me, SHERRY LYNN EGKAN, a Notary Public in and for the County and State aforesaid, personally appeared LUKE FIELD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the AUTHORIZED SIGNATORY of HSP INVESTMENTS I, LLC, a Washington limited liability company, and that he as such AUTHORIZED SIGNATORY, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as AUTHORIZED SIGNATORY.

Witness my hand and seal this 29th day of JUNE, 2020.

[Signature]
Notary Public

My Commission Expires: 6.23.2024



SECURED PARTY:

MCP BIRCHVIEW WA OPCO, LLC,
a Texas limited liability company

By: [Signature]
Print Name: Michael Graham
Its: President

STATE OF Texas)
COUNTY OF Dallas)

Before me, Hailey Bolton, a Notary Public in and for the County and State aforesaid, personally appeared Michael Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of MCP BIRCHVIEW WA OPCO, LLC, a Texas limited liability company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as President.

Witness my hand and seal this 29 day of June, 2020.

[Signature]
Notary Public

My Commission Expires: 1.9.2024

