

1-K: Filer Information

Issuer CIK	<input type="text" value="0001670010"/>
Issuer CCC	<input type="text" value="XXXXXXXX"/>
Is filer a shell company?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Is the electronic copy of an official filing submitted in paper format?	<input type="checkbox"/>
File Number	<input type="text"/>
Is this filing by a successor company pursuant to Rule 257(b)(5) resulting from a merger or other business combination?	<input type="radio"/> Yes <input checked="" type="radio"/> No
Successor File Number	<input type="text"/>

Submission Contact Information

Is this a LIVE or TEST Filing?	<input checked="" type="radio"/> LIVE <input type="radio"/> TEST
Would you like a Return Copy?	<input type="checkbox"/>
Period	<input type="text" value="12-31-2023"/>
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Notify via Filing Website only?	<input type="checkbox"/>

1-K: Tab 1 Notification

This Form 1-K is to provide an	<input checked="" type="radio"/> Annual Report <input type="radio"/> Special Financial Report for the fiscal year
Fiscal Year End	<input type="text" value="12-31-2023"/>
Exact name of issuer as specified in the issuer's charter	<input type="text" value="HC GOVERNMENT REALTY TRUST, INC."/>
CIK	<input type="text" value="0001670010"/>
Jurisdiction of Incorporation / Organization	<input type="text" value="MARYLAND"/>
I.R.S. Employer Identification Number	<input type="text" value="81-1867397"/>

Address of Principal Executive Offices

Address 1	<input type="text" value="720 W. 5th Street, Suite A"/>
Address 2	<input type="text"/>

City	Winston-Salem
State/Country	NORTH CAROLINA
Mailing Zip/ Postal Code	27101
Phone	336-477-2535
Title of each class of securities issued pursuant to Regulation A	Common Stock

**UNITED STATES
SECURITIES AND EXCHANGE COMMISSION**
Washington, D.C. 20549

FORM 1-K

ANNUAL REPORT

ANNUAL REPORT PURSUANT TO REGULATION A OF THE SECURITIES ACT OF 1933
For the fiscal year ended December 31, 2023

HC GOVERNMENT REALTY TRUST, INC.

(Exact name of issuer as specified in its charter)

Maryland
(State or other jurisdiction of
incorporation or organization)

81-1867397
(I.R.S. Employer
Identification No.)

720 W 5th Street, Suite A
Winston-Salem, NC
(Address of principal executive offices)

27101
(Zip Code)

(336) 477-2535
Issuer's telephone number, including area code

COMMON STOCK
(TITLE OF EACH CLASS OF SECURITIES ISSUED PURSUANT TO REGULATION A)

Part II

In this annual report, references to the “Company,” “we,” “us” or “our” or similar terms refer to HC Government Realty Trust, Inc., a Maryland corporation, together with its consolidated subsidiaries, including HC Government Realty Holdings, L.P., a Delaware limited partnership, which we refer to as our Operating Partnership. As used in this annual report on Form 1-K, an affiliate of, or person affiliated with, a specified person, is a person, who or which, directly or indirectly through one or more intermediaries, controls, is controlled by, or is under common control with, the person specified.

STATEMENTS REGARDING FORWARD-LOOKING INFORMATION

We make statements in this annual report on Form 1-K, or this annual report, that are forward-looking statements within the meaning of the federal securities laws. The words “believe,” “estimate,” “expect,” “anticipate,” “intend,” “plan,” “project,” “potential,” “seek,” “may,” “would,” “could,” “should,” and similar expressions or statements regarding future periods are intended to identify forward-looking statements. These forward-looking statements involve known and unknown risks, uncertainties and other important factors that could cause our actual results, performance or achievements, or industry results to differ materially from any predictions of future results, performance or achievements that we express or imply in this annual report or in the information incorporated by reference in this annual report.

The forward-looking statements included in this annual report are based upon our current expectations, plans, estimates, assumptions, and beliefs that involve numerous risks and uncertainties. Assumptions relating to the foregoing involve, among other things, judgments with respect to future economic, competitive and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond our control. Although we believe that the expectations reflected in such forward-looking statements are based on reasonable assumptions, our actual results and performance could differ materially from those set forth in the forward-looking statements. Factors that could have a material adverse effect on our operations and future prospects include, but are not limited to:

- changes in economic conditions generally and in the real estate and securities markets specifically, including, without limitation, inflationary pressures and high interest rates,
- the ability of our management team to source, originate, develop and acquire suitable investment opportunities,
- our expectation that there will be opportunities to develop and acquire additional properties leased to the United States government,
- our expectations regarding demand by the federal government for leased space,
- the United States General Services Administration (the “GSA”) (acting for the United States government as tenant) terminating, not renewing or not extending one or more of the leases for one or more of our Government Properties (as defined below), whether pursuant to early termination options or at lease-end, and if such leases are not renewed or extended, whether we will be successful in re-leasing the space,
- the impact of changes in real estate needs and financial conditions of federal, state and local governments,
- acts of terrorism and other disasters that are beyond our control or not otherwise insured,
- security breaches through cyber-attacks, cyber intrusions or otherwise, as well as other significant disruptions of our information technology networks and related systems,
- legislative or regulatory changes impacting our business or our assets, including changes to the laws governing the taxation of real estate investment trusts (“REITs”) and Securities and Exchange Commission (“SEC”) guidance related to Regulation A or the Jumpstart Our Business Startups Act (the “JOBS Act”),
- our ability to raise equity or debt capital,
- our compliance with applicable local, state and federal laws, including the Investment Advisers Act of 1940, as amended, the Investment Company Act of 1940, as amended, and other laws, or
- changes to generally accepted accounting principles, or GAAP.

Any of the assumptions underlying forward-looking statements could be inaccurate. You are cautioned not to place undue reliance on any forward-looking statements included in this annual report on Form 1-K. All forward-looking statements are made as of the date of this annual report on Form 1-K and the risk that actual results will differ materially from the expectations expressed in this annual report on Form 1-K will increase with the passage of time. Except as otherwise required by the federal securities laws, we undertake no obligation to publicly update or revise any forward-looking statements after the date of this annual report on Form 1-K, whether as a result of new information, future events, changed circumstances or any other reason. In light of the significant uncertainties inherent in the forward-looking statements included in this annual report on Form 1-K, the inclusion of such forward-looking statements should not be regarded as a representation by us or any other person that the objectives and plans set forth in this annual report on Form 1-K will be achieved.

Item 1. Business

The Company

We are an internally managed REIT in the business of acquiring, developing, financing, owning, and managing build-to-suit or renovate-to-suit, single-tenant properties leased primarily to the U.S. government and administered by the GSA or directly by the federal government agencies or sub-agencies occupying such properties, which we refer to as “Government Properties.” We invest, through acquisition, development, and development, in Government Properties primarily ranging from 10,000 to 100,000 rentable square feet and in their initial lease term after original construction or renovation-to-suit. We generally intend to acquire or develop Government Properties that perform law enforcement, public service or other functions that directly support the mission of the agencies or sub-agencies occupying such properties, which we refer to as “mission critical” functions. Leases associated with the Government Properties in which we invest are full faith and credit obligations of the United States of America. We intend to grow our portfolio through acquisitions and development of single-tenant, federal government-leased properties.

As of the filing of this annual report, our portfolio consists of 32 Government Properties that are leased to and occupied by U.S. government tenant agencies, which we refer to as our “Operating Properties,” as well as three Government Properties in which we are engaged in a development capacity, which we refer to as our “Development Properties.” We refer to our Operating Properties and our Development Properties collectively as our “Portfolio Properties.”

As of the filing of this annual report, our Portfolio Properties consist of 35 Government Properties, comprised of 33 Government Properties that we own and two Government Properties that we own subject to a ground lease. Our Portfolio Properties contain over 663,000 leased rentable square feet located in 22 states. As of the filing of this annual report, our Portfolio Properties are 98% leased to the U.S. government and occupied by 12 different federal government agencies. Based on leased rentable square feet, our Portfolio Properties have a weighted average remaining lease term of 9.1 years if none of the tenants’ early termination rights are exercised and 5.4 years if all of the tenants’ early termination rights are exercised.

In addition to the Portfolio Properties, as of the filing of this annual report, we own a 20% interest in a joint venture, which we refer to as the “GOV-Hale JV.” The remaining 80% interest in the GOV-Hale JV is owned by Steven A. Hale II, our Chairman and Chief Executive Officer, and certain of his affiliates (collectively, the “Hale Funds”). Subject to certain conditions set forth in the joint venture agreement, we have the right to elect to purchase from the Hale Funds a portion of their interest in the GOV-Hale JV up to an amount that would result in our holding a 49% interest in the GOV-Hale JV. Further, subject to certain conditions set forth in the joint venture agreement, we have the right to require the Hale Funds to purchase, and the Hale Funds have a separate right to elect to purchase, some or all of our interest in the GOV-Hale JV.

On December 14, 2023, the GOV-Hale JV acquired real property located in Smyrna, Georgia (the “Smyrna Property”). The Smyrna Property consists of approximately 123,000 rentable square feet, of which 94,610 rentable square feet will be renovated-to-suit for the Veterans Health Administration (the “VHA”). The VHA-occupied portion of the Smyrna Property will have a lease term of 20 years following completion of redevelopment, with no early termination rights. We, through our affiliated entities, will manage the business and affairs of the GOV-Hale JV, including the redevelopment of the Smyrna Property, subject to provisions in the joint venture agreement that require consent of the members of the GOV-Hale JV. We are also entitled to development and asset management fees in connection with the redevelopment and management of the Smyrna Property. References to our Portfolio Properties throughout this annual report do not include the Smyrna Property.

The government-leased, real estate asset class has a number of attributes that we believe will offer our stockholders significant benefits, including a highly creditworthy and very stable tenant base, long-term lease structures and low risk of tenant turnover. Government leases are backed by the full faith and credit of the United States, and the GSA has never experienced a financial default. Payment of rents under GSA leases are funded through the Federal Buildings Fund and are not subject to direct federal appropriations, which can fluctuate with federal budget and political priorities. In addition to presenting reduced risk of default, government leases typically have long initial terms of ten to 20 years with renewal leases having terms of five to ten years, which limit operational risk. Upon renewal of a government lease, base rent typically is reset based on a number of factors at the time of renewal, including inflation and the replacement cost of the building, that we generally expect will increase over the life of the lease.

Government-leased properties generally provide attractive investment opportunities but require specialized knowledge and expertise. Each U.S. government agency has its own customs, procedures, culture, needs and mission, which results in different requirements for its leased space. Furthermore, the government-leased sector is highly fragmented with a significant amount of non-institutional owners. Moreover, while there are a number of national real

estate brokers that hold themselves out as having government-leased property expertise, there are no national or regional clearing houses for government-leased properties. Long-term relationships and specialized institutional knowledge regarding the agencies, their space needs and the hierarchy and importance of a property to its tenant agency are crucial to understanding which agencies and properties present the greatest likelihood of long-term agency occupancy, and, therefore, to identifying and acquiring attractive government-leased properties. Our Portfolio Properties are diversified among occupying agencies, including a number of the largest and most essential agencies, such as the Drug Enforcement Administration, the Federal Bureau of Investigation (the “FBI”), the U.S. Citizenship and Immigration Services, the U.S. Social Security Administration, and the Department of Veterans Affairs (the “VA”).

We operate as an umbrella partnership REIT (“UPREIT”), which means that we conduct substantially all of our business through our Operating Partnership for which we serve as the general partner. Our Portfolio Properties are owned by us through single-purpose entities, which are wholly owned by our Operating Partnership and our interest in the GOV-Hale JV is owned by a taxable REIT subsidiary wholly owned by our Operating Partnership. While we focus on investments in Government Properties, our management team has the expertise and flexibility to expand our investment focus as market conditions may dictate, subject to broad investment policies adopted by our board of directors (the “Board”), as may be amended by the Board from time to time.

Our Competitive Strengths

We believe that we benefit from the following competitive strengths:

Diversified and High Quality Portfolio Leased to Mission-Critical U.S. Government Agencies

- At December 31, 2023, we owned 35 Government Properties, comprised of 33 Government Properties that we owned and two Government Properties that we owned subject to a ground lease. As of December 31, 2023, based upon leased rentable square feet, the weighted average age of our Portfolio Properties is approximately 8.9 years¹, and the weighted average remaining lease term is approximately 8.8 years, if none of the tenants’ early termination rights are exercised, and 5.4 years if all of the tenants’ early termination rights are exercised.
- Our Portfolio Properties are primarily occupied by agencies that perform mission-critical functions.
- Our Portfolio Properties generally consist of Government Properties ranging between 10,000 to 100,000 rentable square feet and in their initial lease term after original construction or renovation-to-suit.
- At December 31, 2023, our Portfolio Properties were diversified by state and agency, with Portfolio Properties located in 22 states and occupied by 12 different federal government agencies.
- At December 31, 2023, we owned a 20% interest in the GOV-Hale JV, which, as of December 31, 2023, owned the Smyrna Property.

Credit Quality of Tenant

- Leases are full faith and credit obligations of the United States and payment of rents under GSA leases is funded through the Federal Buildings Fund. As such, payment of rents under GSA leases is not subject to the risk of annual appropriations, which can fluctuate with federal budget and political priorities.
- The GSA has never experienced a financial default.
- In addition to presenting reduced risk of default, GSA leases typically have long initial terms of ten to 20 years with lease renewals that have lease terms of five to ten years.
- Upon renewal of a government lease, base rent typically is reset based on a number of factors at the time of renewal, including inflation and the replacement cost of the building, that we expect will generally increase over the life of the lease.

¹ The weighted-average age of the properties in our portfolio is based on the later of (i) the date upon which the property was built or (ii) the date upon which the property was fully renovated.

8-year+ Weighted Average Lease Term with Contractual Rent Increase

- As of December 31, 2023, the weighted average lease term of our Portfolio Properties is approximately 8.8 years, if none of the tenants' early termination rights are exercised, and 5.4 years if all of the tenants' early termination rights are exercised.
- Leases related to approximately 57% of our Portfolio Properties, based on leased rentable square feet of our Portfolio Properties, have expirations in 2032 or later.
- The VHA-occupied portion of the Smyrna Property will have a lease term of 20 years following completion of redevelopment, with no early termination rights.
- Government leases typically include annual inflation-adjusted rent increases based on the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) for certain property operating costs, which we believe will mitigate expense variability and may partially offset the impacts of inflation. In addition, government leases typically include a reimbursement to the lessor for increases in actual real estate taxes over the base year real estate taxes. The base year is generally set as the fully assessed value of the property in the first full tax year following lease commencement or, in some cases, as established in the lease prior to lease commencement. As of the date of this annual report, all of our government leases contain annual inflation-adjusted rent adjustments or similar annual escalations and annual real estate tax base adjustments.

Strategic Opportunities and Investment Strategy

We seek to acquire and develop build-to-suit and renovate-to-suit properties leased to mission critical government agencies, which we anticipate will lower the weighted average building age of our portfolio and increase the weighted average total remaining lease term, thus improving the credit profile of our portfolio and the quality of our distributions. We generally intend to invest in Government Properties through the following distinct strategies, which we refer to herein as our investment strategies:

Acquisition Focus

- Primarily ranging from 10,000 to 100,000 rentable square feet
- Within the initial lease term after original construction or renovation-to-suit
- Perform mission critical functions
- Built or renovated based on federal specifications
- Leases with a minimum of eight+ years of total lease term remaining

Accretive Development Platform

- Primarily ranging from 10,000 to 100,000 rentable square feet
- No speculative development or redevelopment
- Built from the ground up or fully renovated based on federal specifications
- New lease contracts with typically 15+ years of total lease term
- Perform mission critical functions
- Higher returns possible through direct development of assets

We believe the subset of Government Properties on which we focus is highly fragmented and often overlooked by larger institutional investors, which can provide opportunities for us to buy at more attractive pricing, with higher returns when compared to other properties within the asset class. We also believe property selection based on agency function, building use and location will help to mitigate risk of non-renewal. While we intend to focus on this subset of Government Properties, we are not limited in the properties in which we may invest. Our management team has the expertise and flexibility to expand our investment focus as market conditions may dictate, subject to broad investment policies adopted by our Board, as may be amended by the Board from time to time.

We believe that in the long-term there will be a consistent flow of government-leased assets that will meet our target investment criteria for acquiring, developing, leasing, and managing, which we expect will enable us to continue to enhance our portfolio into the foreseeable future. We do not anticipate making acquisitions or developments outside of the United States or its territories.

We intend to renew leases at our Portfolio Properties at positive spreads upon expiration. Upon lease renewal, rental rates at Government Properties are typically reset based on a number of factors, including inflation, the replacement cost of the building at the time of renewal and enhancements to the property since the date of the prior lease. During the term of a Government Property lease, we work in close partnership with the GSA to implement improvements at our properties to enhance the government tenant agency's ability to perform its stated mission, which we believe increases the importance of the building to the tenant agency and the probability of an increase in rent upon lease renewal.

We seek to manage our properties in a cost efficient manner so as to eliminate any excess spending and streamline our operating costs, thereby increasing our income. When we acquire a property, we review all property-level operating expenditures to determine whether and how the property can be managed more efficiently. We have historically been able to identify areas in which we can control operating costs associated with certain of our acquired properties, for example, by reducing electricity costs through lighting retrofits, engaging energy consultants to enter into price lock contracts and using economies of scale to lower insurance premiums without reducing coverage.

We primarily make direct acquisitions of Government Properties, but we have invested and may continue to invest in Government Properties through indirect investments, such as joint ventures, whereby we may own less than 100% of the beneficial interest in the property.

Employees

As of December 31, 2023, we had ten total employees, all of which are full-time employees.

Description of Our Properties

The following table presents an overview of our properties as of the filing of this annual report:

Property	Current Occupant	Leased Square Feet	Percentage of Total Leased Square Feet	Lease Expiration Date ²	Annualized Lease Income	Annualized Lease Income per Leased Square Feet	Percentage of Total Annualized Lease Income
Our Operating Properties							
Norfolk, Virginia	SSA	53,917	8.1%	6/26/2027	\$ 1,483,670	\$ 27.52	6.9%
Fort Smith, Arkansas	VA	41,106	6.2%	12/9/2041	\$ 1,458,733	\$ 35.49	6.8%
San Antonio, Texas	ICE	38,756	5.8%	4/30/2027	\$ 803,849	\$ 20.74	3.7%
Sarasota, Florida	USDA	28,210	4.2%	7/19/2038	\$ 932,429	\$ 33.05	4.3%
Everett, Washington	VA	25,568	3.9%	9/30/2037	\$ 1,214,354	\$ 47.50	5.6%
Port Saint Lucie, Florida	DEA	24,858	3.8%	5/31/2027	\$ 623,386	\$ 25.08	2.9%
Montgomery, Alabama	CIS	21,420	3.2%	12/8/2031	\$ 600,865	\$ 28.05	2.8%
Monroe, Louisiana	VA	21,124	3.2%	9/30/2028	\$ 496,680	\$ 23.51	2.3%
Houston, Texas	SSA	21,019	3.2%	2/21/2035	\$ 606,183	\$ 28.84	2.8%
Hobbs, New Mexico				10/31/2041 /			
	VA / Non-Gov't	20,762	3.1%	03/31/2028	\$ 397,555	\$ 19.15	1.8%
Boise, Idaho				6/6/2043 /			
	CIS / Non-Gov't	19,503	2.9%	11/30/2025	\$ 526,008	\$ 26.97	2.4%
Columbia, South Carolina	DEA	19,368	2.9%	8/4/2035	\$ 608,836	\$ 31.44	2.8%
Lakewood, Colorado	DOT	19,741	3.0%	6/20/2039	\$ 485,103	\$ 24.57	2.2%
Silt, Colorado	BLM	18,813	2.8%	9/30/2029	\$ 398,288	\$ 21.17	1.8%
Benton Harbor, Michigan	VA	17,689	2.7%	10/11/2037	\$ 666,953	\$ 37.70	3.1%
Oklahoma City, Oklahoma	ICE	16,991	2.6%	12/27/2033	\$ 496,373	\$ 29.21	2.3%
Knoxville, Iowa	VA	16,731	2.5%	1/11/2032	\$ 713,628	\$ 42.65	3.3%
Jonesboro, Arkansas	SSA	16,439	2.5%	1/11/2027	\$ 649,430	\$ 39.51	3.0%
Ft. Lauderdale, Florida	ICE	16,000	2.4%	4/9/2033	\$ 725,063	\$ 45.32	3.4%
Lawrence, Kansas	USGS	16,000	2.4%	2/28/2033	\$ 628,377	\$ 39.27	2.9%
Van Buren, Missouri	NPS	16,000	2.4%	1/21/2035	\$ 386,658	\$ 24.17	1.8%
Portland, Maine	CIS	15,500	2.3%	6/7/2036	\$ 509,089	\$ 32.84	2.4%
Moore, Oklahoma	SSA	15,445	2.3%	4/9/2027	\$ 554,718	\$ 35.92	2.6%
Cape Canaveral, Florida	CBP	14,704	2.2%	7/15/2027	\$ 713,826	\$ 48.55	3.3%
Fort Smith, Arkansas	CIS	13,816	2.1%	10/30/2029	\$ 449,889	\$ 32.56	2.1%
Owensboro, Kentucky	VA	12,480	1.9%	8/31/2042	\$ 515,662	\$ 41.32	2.4%
Birmingham, Alabama	ICE	12,470	1.9%	10/31/2039	\$ 462,895	\$ 37.12	2.1%
Lorain, Ohio	SSA	11,607	1.8%	8/31/2024	\$ 413,897	\$ 35.66	1.9%
Champaign, Illinois	FBI	11,180	1.7%	4/12/2033	\$ 386,104	\$ 34.54	1.8%
Johnson City, Tennessee	FBI	10,115	1.5%	8/20/2027	\$ 402,733	\$ 39.82	1.9%
Lakewood, Washington	ICE	9,567	1.4%	2/27/2034	\$ 479,351	\$ 50.10	2.2%
Lawton, Oklahoma	SSA	9,298	1.4%	8/16/2025	\$ 221,177	\$ 23.79	1.0%
Total - Our Operating Properties		626,197	94.3%		\$20,011,762	\$ 31.96	92.6%
Our Development Properties							
Gulfport, Mississippi	ICE	9,000	1.4%	2/28/2040 ¹	\$ 346,030	\$ 38.45	1.6%
Daytona, Florida	FBI	12,000	1.8%	4/30/2040 ¹	\$ 606,595	\$ 50.55	2.8%
Sebring, Florida	VA	16,744	2.5%	3/31/2040 ¹	\$ 644,925	\$ 38.52	3.0%
Total - Our Development Properties		37,744	5.7%		\$ 1,597,550	\$ 42.33	7.4%
Total - Our Portfolio Properties³		663,941	100.0%		\$21,609,312	\$ 32.55	100.0%

¹ The lease expiration date of our development properties is based on the estimated development project completion.

² The lease expiration date is the date the applicable lease will terminate if the early termination is not exercised or if no early termination right exists. The early termination date, if any, for each lease generally represents the commencement of the time period during which our tenant may exercise its right to terminate the lease, in whole or in part, at any time effective on or after such date by providing us with sufficient prior written notice. The prior written notice required for early termination under each lease ranges from 60 to 180 days. If our tenant exercises its early termination rights with respect to any lease, we cannot guarantee that we will be able to re-lease the premises on comparable terms, if at all.

³ The table excludes our corporate office in Winston-Salem, North Carolina, which was acquired in June 2023, and our joint venture interest in the Smyrna Property, which was acquired by the GOV-Hale JV in December 2023.

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations

Overview

We are an internally managed REIT in the business of acquiring, developing, financing, owning, and managing build-to-suit or renovate-to-suit, single-tenant properties leased primarily to the U.S. government and administered by the GSA or directly by the federal government agencies or sub-agencies occupying such Government Properties. We invest primarily in Government Properties with sizes that range from 10,000 to 100,000 rentable square feet, and in their initial lease term after original construction or renovation-to-suit. We further emphasize Government Properties that perform mission critical functions. Leases associated with the Government Properties in which we invest are full faith and credit obligations of the United States of America. We intend to grow our portfolio through acquisitions and development of single-tenant, federal government-leased properties; although, we have elected, and may continue to elect, to develop, or joint venture with others in the development of, competitively bid, built-to-suit, single-tenant, federal government-leased properties.

As December 31, 2023, our Portfolio Properties consisted of 35 Government Properties, comprised of 33 Government Properties that we owned and two Government Properties that we owned subject to a ground lease. Our Portfolio Properties contained over 663,000 leased rentable square feet located in 22 states. As of December 31, 2023, our Portfolio Properties were 98% leased to the U.S. government and occupied by 12 different federal government agencies. Based on leased rentable square feet, our Portfolio Properties have a weighted average remaining lease term as of December 31, 2023 of 8.8 years if none of the tenants' early termination rights are exercised and 5.4 years if all of the tenants' early termination rights are exercised.

In addition to the Portfolio Properties, as of December 31, 2023, we owned a 20% interest in the GOV-Hale JV. The remaining 80% interest in the GOV-Hale JV is owned by the Hale Funds. On December 14, 2023, the GOV-Hale JV acquired the Smyrna Property, which consists of approximately 123,000 rentable square feet, of which 94,610 rentable square feet will be renovated-to-suit for the VHA. The VHA-occupied portion of the Smyrna Property will have a lease term of 20 years following completion of redevelopment, with no early termination rights. We, through our affiliated entities, will manage the business and affairs of the GOV-Hale JV, including the redevelopment of the Smyrna Property, subject to provisions in the joint venture agreement that require consent of the members of the GOV-Hale JV. We are also entitled to development and asset management fees in connection with the redevelopment and management of the Smyrna Property.

Our Operating Partnership, through wholly-owned special purpose entities, or SPEs, holds substantially all of our assets and conducts substantially all of our business. As of December 31, 2023, we owned approximately 51.1% of the aggregate common limited partnership interests in our Operating Partnership, or common units. We also own all of the preferred limited partnership interests in our Operating Partnership. We were formed in 2016 as a Maryland corporation and we have elected to be taxed as a REIT for federal income tax purposes commencing with our fiscal year ended December 31, 2017.

Operating Results

2023 Highlights

- In March 2023, we acquired a 26,516 rentable square foot, build-to-suit, single-tenant two-story medical office building located in Everett, Washington that is 96% leased to the U.S. government and occupied by the VA for use as an outpatient clinic. The lease commenced in October 2022 with a non-cancellable lease term of 10 years and a total lease term of 15 years.
- In April 2023, we executed a lease with the U.S. government, administered by the GSA, for a 9,000 rentable square foot renovate-to-suit, single-tenant building to be occupied by the U.S. Immigration and Customs Enforcement ("ICE") in Gulfport, Mississippi. The lease will commence following completion of the redevelopment of the building which is currently expected in the first quarter of 2025 and will have a non-cancellable lease term of 10 years and a total lease term of 15 years.

- In October 2023, the GSA awarded us a lease for the renovate-to-suit Smyrna Property to be occupied by the VHA. The acquisition of the Smyrna Property, through the GOV-Hale JV, closed in December 2023. The lease will commence following completion of development of the Smyrna Property, which is under our management and currently expected in the summer of 2025 and will have a non-cancellable and total lease term of 20 years.

Comparison of the Year Ended December 31, 2023 to the Year Ended December 31, 2022

At December 31, 2023, we owned 32 Operating Properties and three Development Properties. Our Portfolio Properties comprised over 663,000 leased rentable square feet located in 22 states and were 98% leased to the U.S. government and occupied by 12 different federal government agencies.

At December 31, 2022, we owned 30 Operating Properties and three Development Properties. Our Portfolio Properties comprised over 628,000 leased rentable square feet located in 21 states and were 97% leased to the U.S. government and occupied by 12 different federal government agencies.

The following table sets forth our operating results for the years ended December 31, 2023 and 2022:

	For the years ended December 31,	
	2023	2022
Revenues	\$ 20,878,333	\$16,769,599
Operating expenses		
Property operating expenses	6,745,185	5,471,640
Corporate general and administrative	4,533,681	4,503,911
Depreciation and amortization	7,639,445	6,203,199
Total operating expenses	18,918,311	16,178,750
Other expense		
Interest expense	14,935,353	9,432,472
Loss from unconsolidated real estate venture	7,141	—
Other loss	4,420	14,969
Total other expense	14,946,914	9,447,441
Net loss	<u>\$ (12,986,892)</u>	<u>\$ (8,856,592)</u>

Revenues for the years ended December 31, 2023 and 2022 were \$20,878,333 and \$16,769,599, respectively. Property operating expenses for the years ended December 31, 2023 and 2022 were \$6,745,185 and \$5,471,640, respectively. Depreciation and amortization for the years ended December 31, 2023 and 2022 were \$7,639,445 and \$6,203,199, respectively. The increases in revenues, property operating expenses and depreciation and amortization were primarily attributable to one Operating Property acquired during the year ended December 31, 2023, one Development Property that was converted to an Operating Property in June 2023 and a full period of operations for four Operating Properties acquired during the year ended December 31, 2022. Revenues were also positively impacted by inflation adjusted rental increases from contractual operating cost reimbursement escalations due to an increase in the consumer price index. Increases in property operating expenses were also impacted by increases in utilities, janitorial services and repairs and maintenance costs.

Corporate general and administrative for the years ended December 31, 2023 and 2022 was \$4,533,681 and \$4,503,911, respectively. The change in corporate general and administrative expenses is due to an increase in professional expenses of \$484,982 primarily for additional tax services and higher legal fees in 2023, offset by a decrease in equity-based compensation of \$499,117 as there were no equity-based grants made during the year ended December 31, 2023. The remaining increase is primarily due to an increase in office rent expense and information technology-related spend.

Interest expense for the years ended December 31, 2023 and 2022 was \$14,935,353 and \$9,432,472, respectively. The increase in interest expense was primarily attributed to an increase in borrowings on our senior revolving credit facility with KeyBanc Capital Markets Inc., as sole bookrunner and lead arranger, and KeyBank National Association, as syndication agent and administrative agent (as amended, the “Credit Facility”) and borrowings on our bridge loan facility entered into on August 4, 2023 with KeyBank National Association, as administrative agent (the “Bridge Loan Facility”), as well as an increase in interest rates. Borrowings on our Credit Facility were \$79,500,000 at December 31, 2022 and \$81,000,000 at December 31, 2023. Borrowings on the Bridge Loan Facility were \$18,000,000 at December 31, 2023. The weighted average interest rate on our borrowings was 5.98% at December 31, 2022 and 7.84% at December 31, 2023.

Non-GAAP Financial Measures

Our reported results are presented in accordance with GAAP. We believe that certain non-GAAP financial measures, including funds from operations (“FFO”) and adjusted funds from operations (“AFFO”), which are not calculated in accordance with GAAP, are useful measures of our operating performance. FFO is a non-GAAP financial measure defined by the National Association of Real Estate Investment Trusts (“Nareit”) as net income (computed in accordance with GAAP), excluding (i) depreciation and amortization related to real estate, (ii) gains and losses from the sale of certain real estate assets, (iii) gains and losses from change in control and (iv) impairment write-downs of certain real estate assets and investments in entities when the impairment is directly attributable to decreases in the value of the depreciable real estate held by the entity. Our calculation of FFO is consistent with Nareit’s definition. We present FFO because we consider it an important supplemental measure of our operating performance, and we believe it is frequently used by securities analysts, investors, and other interested parties in the evaluation of REITs, many of which present FFO when reporting results. AFFO is a non-GAAP financial measure, which we calculate by adjusting FFO for certain non-cash revenue and expenses, such as straight-line rental revenue, amortization of above-market and below-market leases, amortization of deferred revenue, non-cash interest expense (including the amortization of deferred financing costs and debt issuance costs), non-cash compensation and recurring capital expenditures. By excluding these income and expense items from FFO, we believe we provide useful information as these items have no cash impact. We present AFFO as we believe it enhances the comparability of our FFO across periods and to the FFO reported by publicly traded REITs.

FFO and AFFO are presented as supplemental financial measures and do not fully represent our operating performance. Other REITs may use different methodologies for calculating FFO and AFFO or use other definitions of FFO and AFFO and, accordingly, our presentation of these measures may not be comparable to other REITs. FFO and AFFO have limitations as analytical tools and should not be considered in isolation or as substitutes for evaluating our financial condition, results of operations and cash flow in accordance with GAAP. FFO and AFFO should not be considered to be an alternative to net income as a reliable measure of our operating performance, nor should FFO and AFFO be considered an alternative to cash flows from operating, investing or financing activities (as defined by GAAP) as measures of liquidity.

The following tables reflect a reconciliation of net loss in FFO and AFFO for the years ended December 31, 2023 and 2022:

	For the years ended	
	December 31,	
	2023	2022
Net Loss	\$(12,986,892)	\$(8,856,592)
Depreciation and amortization of real estate assets	<u>7,639,445</u>	<u>6,203,199</u>
FFO	(5,347,447)	(2,653,393)
Adjustments to FFO:		
Straight-line rent and other non-cash adjustments	(80,826)	(55,706)
Amortization of above-/below-market leases	63,971	186,911
Amortization of deferred revenue	(506,672)	(478,373)
Non-cash interest expense	1,840,128	925,430
Non-cash compensation	851,391	1,350,508
Capital expenditures ⁽¹⁾	<u>(1,158,349)</u>	<u>(362,352)</u>
AFFO	<u>\$ (4,337,804)</u>	<u>\$ (1,086,975)</u>

(1) Capital expenditures excludes expenditures for ongoing development projects and reimbursable tenant improvement projects.

Liquidity and Capital Resources

Our business model is intended to drive growth through development and acquisitions. Our Credit Facility, Bridge Loan Facility, Note Payable Facility (as defined below), Series C Offering (as defined below) and sales and issuances of our Series B Preferred Stock (as defined below) provided us with liquidity through both debt and equity investments. These debt and equity resources provided us with additional capital to continue pursuing our investment strategy. Access to the capital markets is an important factor for our continued success. In November 2019, our common stock, \$0.001 par value per share (“Common Stock”), offering pursuant to Regulation A (the “Regulation A Offering”) expired and we did not file a post-qualification amendment to extend the Regulation A Offering. Pursuant to the Regulation A Offering, we issued approximately 891,041 shares of Common Stock, for aggregate gross proceeds of \$8,871,660. In August 2020, we raised \$90,000,000 in gross proceeds from the sale and issuance of 3,600,000 shares of our 7.00% Series C Cumulative Redeemable Preferred Stock (the “Series C Preferred Stock” and such sale and issuance, the “Series C Offering”), and in January 2023, March 2023 and June 2023, we raised an aggregate of \$13,500,000 in gross proceeds from the sale and issuance of an aggregate of 1,350,000 shares of our 10.00% Series B Cumulative Convertible Preferred Stock (“Series B Preferred Stock”), and we may raise additional capital in the future to acquire and develop Government Properties. However, we cannot make assurances that we will be able to raise additional capital on acceptable terms, or at all. As of December 31, 2023, we had approximately \$1,318,000 available in cash and cash equivalents and restricted cash.

Liquidity Generally

We anticipate that our cash flows from the sources listed below will provide adequate capital for the next 12 months for all liquidity needs, including the funding of (i) operating expenses and cash dividends and distributions; (ii) property acquisitions; (iii) development projects; (iv) recurring maintenance and capital expenditures; (v) payment of principal of, and interest on, outstanding indebtedness; and (vi) other investments, consistent with the investment guidelines and investment policies adopted by the Board.

Our long-term liquidity needs, in addition to recurring short-term liquidity needs as discussed above, consist primarily of funds necessary to pay for acquisitions and development projects, non-recurring capital expenditures, and scheduled debt maturities. Although we may be able to anticipate and plan for certain of our liquidity needs, unexpected increases in uses of cash that are beyond our control and which affect our financial condition and results of operations may arise, or our sources of liquidity may be fewer than, and the funds available from such sources may

be less than, anticipated or required. As of the date of this annual report on Form 1-K, we have three Government Properties under development which will require approximately \$10,700,000 of funding, net of any lump sum reimbursements, through borrowings on our Credit Facility and/or Note Payable Facility. Other than these obligations, there are no known commitments or events that would have a material impact on our liquidity.

Capital Resources

Our capital resources are substantially related to (i) the Credit Facility, (ii) the Bridge Loan Facility, and (iii) the Note Payable Facility.

In December 2021, the Company, through its Operating Partnership, as borrower, amended and restated the credit agreement governing its Credit Facility with KeyBanc Capital Markets Inc., as sole bookrunner and lead arranger, and KeyBank National Association, as syndication agent and administrative agent (the "Credit Agreement"). The Credit Facility has total availability of up to \$100,000,000, subject to customary terms and availability conditions. The Credit Facility includes an accordion feature that will permit the Operating Partnership to further increase the commitments available to the Operating Partnership to up to \$200,000,000, subject to customary terms and conditions. The Company intends to use the Credit Facility to repay certain indebtedness, fund acquisitions and capital expenditures and provide working capital.

The Company and its subsidiaries that directly own properties included in the Credit Facility's borrowing base are guarantors under the Credit Facility. The Credit Facility matures on December 3, 2025, with a one-time option to extend the maturity date until December 3, 2026 (the "Extension Period"), subject to certain conditions and the payment of an extension fee.

On April 14, 2023, we, through our Operating Partnership, as borrower, entered into an amendment to the Credit Facility (the "Credit Facility Amendment"). Pursuant to the Credit Facility Amendment, borrowings under the Credit Facility are subject to an interest rate which equals, at our option, either (i) the daily simple Secured Overnight Financing Rate ("SOFR") (which shall not be less than 0.0%) plus a credit spread adjustment of 10 basis points per annum (the "Credit Spread Adjustment") plus an applicable margin with a range of 170 to 240 basis points, (ii) term SOFR (which shall not be less than 0.0%) plus the Credit Spread Adjustment plus an applicable margin with a range of 170 to 240 basis points, or (iii) a base rate plus an applicable margin with a range of 70 to 140 basis points, with the applicable margin depending on our fixed charge coverage and consolidated leverage ratios (the "Amended Credit Facility Interest Rates").

In addition, the Company incurs an unused facility fee on the revolving commitments under the Credit Facility Amendment of 0.25% per annum.

The Credit Facility Amendment also contains certain customary financial covenants, as follows: (i) the maximum ratio of consolidated total indebtedness to total asset value (each as defined in the Credit Facility Amendment) may not exceed 0.60 to 1.00, (ii) from and after October 1, 2022, the minimum ratio of adjusted consolidated earnings before interest, taxes, depreciation and amortization ("EBITDA") to consolidated debt service (each as defined in the Credit Facility Amendment) may not be less than 1.40 to 1.00, (iii) our minimum total liquidity may not be less than \$15,000,000, and (iv) the minimum consolidated tangible net worth may not be less than 85.0% of consolidated tangible net worth at the closing date of the Credit Facility Amendment, plus an amount equal to 85.0% of the aggregate net proceeds received from subsequent issuances of the Company's stock after the closing date of the Credit Facility Amendment. In addition, the Credit Facility Amendment amended the financial covenant testing minimum ratio of adjusted consolidated EBITDA to consolidated fixed charges (each as defined in the Credit Facility Amendment) ("Fixed Charge Coverage Ratio") from and after October 1, 2022, such that it is only tested during the Extension Period, if any, and if tested, the Fixed Charge Coverage Ratio may not be less than 1.15 to 1.00.

The Credit Facility Amendment also includes other customary covenants, including limits on the percentage of the Company's total asset value that may be invested in unimproved land, unconsolidated joint ventures, redevelopment and development assets and loans, advances or extensions of credit, and requires that the Company obtain consent for mergers in which the Company is not the surviving entity. The Company's dividends and distributions are not permitted to exceed 95% of funds from operations (as defined in the Credit Facility Amendment)

commencing on July 1, 2024 and thereafter. Additionally, the Credit Facility Amendment requires the Company to have received gross proceeds from the issuance of additional shares of the Company's Series B Preferred Stock in an amount no less than (i) \$6,500,000 on or prior to January 31, 2023, (ii) \$3,500,000 on or prior to March 31, 2023, and (iii) \$3,500,000 on or prior to June 30, 2023. In compliance with this Credit Facility covenant, the Company issued 650,000 additional shares of Series B Preferred Stock for total proceeds of \$6,500,000 in January 2023, 350,000 additional shares of Series B Preferred Stock for total proceeds of \$3,500,000 in March 2023, and 350,000 additional shares of Series B Preferred Stock for total proceeds of \$3,500,000 in June 2023. See Note 13 – Stockholders' Equity to the accompanying consolidated financial statements for additional details regarding issuances of Series B Preferred Stock.

These financial and restrictive covenants may limit the investments the Company may make and the Company's ability to make dividends and distributions. As of December 31, 2023, the Company is in compliance with all financial and restrictive covenants under the Credit Facility Amendment. The occurrence of an event of default under the Credit Facility Amendment could result in the termination of the commitments thereunder and in all loans and other obligations becoming immediately due and payable.

In June 2023, we, through certain of our subsidiaries, entered into an non-recourse real estate revolving loan promissory note (as amended, the "Note Payable Facility") with HP Holdings Company, LLC ("HP HoldCo"), an entity affiliated with Hale Partnership Capital Management, LLC ("HPCM"), which was founded by our Chairman and Chief Executive Officer, Steven A. Hale II, and HCM Agency, LLC ("HCM Agency"), an entity affiliated with HPCM. In October 2023, we amended the Note Payable Facility to, among other things, increase the total availability under the Note Payable Facility from \$2,500,000 to \$4,500,000 and added Hale ICFG Fund LP, an entity affiliated with HPCM, as an additional lender to the facility. Borrowings under the Note Payable Facility bear interest based on 3-month term SOFR plus 340 basis points. The Note Payable Facility matures on June 30, 2024.

On August 4, 2023, we, through our Operating Partnership, entered into a bridge loan agreement by and among the Operating Partnership, as borrower, certain of our indirect subsidiaries acting as subsidiary guarantors, the lenders from time to time party thereto and KeyBank National Association, as administrative agent (the "Bridge Loan Agreement"), providing for a Bridge Loan Facility with total availability of up to \$25,000,000. The Company has used, and intends to continue to use, the Bridge Loan Facility to repay certain indebtedness, fund acquisitions and capital expenditures and provide working capital. Borrowings under the Bridge Loan Facility bear interest at substantially similar rates as the Amended Credit Facility Interest Rates. The Bridge Loan Facility was set to mature on February 2, 2024; however, the Company, through its Operating Partnership, amended the Bridge Loan Agreement to extend the maturity date of the facility to June 30, 2024.

As of December 31, 2023, we had borrowed approximately \$81,000,000, with approximately \$19,000,000 committed and undrawn, and approximately \$13,000,000 of availability for borrowing under our Credit Facility.

As of December 31, 2023, the Company had total outstanding borrowings on the Note Payable Facility of \$4,500,000.

In addition, as of December 31, 2023, we had borrowed approximately \$18,000,000, with approximately \$7,000,000 committed and undrawn, and approximately \$5,100,000 of availability for borrowing under our Bridge Loan Facility.

Estimated Fair Market Value of Equity ("FMV") Per Share as of June 30, 2023

On January 16, 2024, the Board unanimously approved and established an estimated FMV per share of the Company's Common Stock of \$1.42, based on the Company's estimated FMV divided by the number of outstanding shares of the Company's Common Stock on a fully diluted basis as of June 30, 2023, less a 10% discount for the lack of marketability of the Company's common stock. For additional information, see the Company's Current Report on Form 1-U filed with the SEC on January 19, 2024.

Trend Information

Our Company, through our Operating Partnership, is engaged primarily in the acquisition, development, leasing, and disposition of single-tenant properties leased primarily to the U.S. government and administered by the GSA or directly by the federal government agencies or sub-agencies occupying such properties that perform mission-critical functions. As full faith and credit obligations of the United States, these leases offer risk-adjusted returns that are attractive, inasmuch as there continues to be no directly comparable credit quality in the marketplace.

While there can be no assurance, we believe our Credit Facility and Bridge Loan Facility will support our Company's growth strategy, provide liquidity to recruit and retain qualified personnel, and enhance purchasing power for goods and services in connection with the operation of our Portfolio Properties for the near term.

We are not aware of any material trends, uncertainties, demands, commitments or events, favorable or unfavorable, other than the effect of national economic conditions, such as inflationary pressures and high interest rates, and the long-term macroeconomic impact of the COVID-19 pandemic on real estate generally, that may reasonably be anticipated to have a material effect on our revenue or income from continuing operations, profitability, liquidity or capital resources, or that would cause our reported financial information to not necessarily be indicative of future operating results or our financial condition.

Item 3. Directors and Officers

The individuals listed below are our executive officers and directors. The following table and biographical descriptions set forth certain information with respect to such executive officers and directors:

Name	Position	Age	Term of Office
Steven A. Hale II	Chairman and Chief Executive Officer	40	March 2019
Jacqlyn Piscetelli	Chief Financial Officer, Treasurer and Secretary	40	March 2019
John W. Braswell	Chief Operating Officer	54	January 2022
Philip Perry	President	43	January 2022
Brad G. Garner	Director	41	March 2019
Jeffrey S. Stewart	Director	56	March 2019
Anthony J. Sciacca, Jr.	Director	53	September 2019
John R. Linker	Director	48	March 2022

Steven A. Hale II. Mr. Hale has served as our Chairman and Chief Executive Officer since March 2019. He also served as our President from August 2020 until the appointment of Philip Perry as our President in January 2022. Mr. Hale has managed the Hale Partnership Fund LP, MGEN-II Hale Fund LP, Clark-Hale Fund LP, and Hale Medical Office Building Fund, LP, via HPCM, since September 2010. In November 2017, Mr. Hale was named Chairman of the Board for Stanley Furniture Company, Inc. (since renamed HG Holdings, Inc.). He has served as Chief Executive Officer of HG Holdings, Inc. since March 2018. Prior to founding HPCM, Mr. Hale worked for Babson Capital Management, LLC ("Babson") where he was responsible for primary coverage of distressed debt investments across a variety of industries including manufacturing, commercial real estate, services, and casinos/gaming. Prior to joining Babson, Mr. Hale was a Leveraged Finance Analyst at Banc of America Securities. Mr. Hale graduated from Wake Forest University in 2005, where he majored in economics, minored in psychology and religion, and was a three-year letterman on the varsity football team. Our Board has concluded that Mr. Hale is qualified to serve as a director by reason of his extensive industry and leadership experience.

Jacqlyn Piscetelli. Ms. Piscetelli has served as our Chief Financial Officer, Treasurer and Secretary since March 2019. Previously, she served as Chief Financial Officer of Stanley Furniture Company, LLC ("Stanley Furniture") from March 2018 until January 2019 where she directed all finance and accounting operations. Prior to joining Stanley Furniture, Ms. Piscetelli served as the Financial Executive – Governance for the Financial Management group at BB&T Corporation ("BB&T") from 2016 to 2018 where she managed BB&T's compliance

with Sections 302 and 404 of the Sarbanes-Oxley Act of 2002. From 2013 to 2016, Ms. Piscitelli worked in BB&T's Accounting Policy group where she was primarily responsible for monitoring the issuance of new accounting pronouncements and evaluating their impact on the financial institution. Ms. Piscitelli spent over seven years in public accounting at Ernst & Young LLP ("EY") in their Assurance practice. At EY, she served both public and private clients with domestic and foreign operations across a variety of industries including manufacturing and distribution, automotive, retail, and financial services. Ms. Piscitelli graduated from Wake Forest University in 2006 with a B.S. and M.S. in Accountancy.

John W. Braswell. Mr. Braswell has served as our Chief Operating Officer since January 2022. Previously, Mr. Braswell served as Senior Vice President of Development for Rooker from October 2009 until December 2021 where he was responsible for the relationship management with GSA contracting officers, tenant agencies, GSA vendors, and GSA project managers. He led research and due diligence of GSA development opportunities by conducting site studies for properties to determine project viability. Mr. Braswell was also heavily involved in the development processes from start to completion of projects. Prior to joining Rooker, Mr. Braswell was the managing member of LBA Properties ("LBA") and created new lines of GSA development business for LBA including a commercial construction company and property management division. Beginning in 1999, Mr. Braswell spent approximately ten years as owner of a design firm, Braswell & Associates ("B&A"), and developing for GSA. While at B&A, Mr. Braswell developed institutionalized processes for the design, development and construction of state and federally occupied assets. In 1988, Mr. Braswell joined Barnes and Ritchie Architects and served in a number of positions, including lead project manager for the firm.

Philip Perry. Mr. Perry has served as our President since January 2022. Previously, Mr. Perry served as Vice President of Real Estate Development for Rooker from February 2015 until December 2021 where he was responsible for the procurement and development of all government development. Prior to joining Rooker, Mr. Perry was managing director at Studley, Inc. (now Savills) from 2008 until 2015 where he managed the GSA National Broker Contracts in Region 4, managing hundreds of GSA lease procurements directly and via oversight of Studley's small business subcontractors. Mr. Perry spent approximately three years in public accounting at PricewaterhouseCoopers ("PwC") in their Assurance practice. At PwC, he served primarily private clients across a variety of industries including manufacturing, retail, professional sports, and broadcasting. Mr. Perry graduated from Georgia Tech in 2003, where he majored in Business Management, and was a four-year letterman on the baseball team. Mr. Perry received his MBA from Georgia Tech in 2005.

Brad G. Garner. Mr. Garner has served as a director of the Company since March 2019. Mr. Garner joined HPCM in 2015 as Chief Financial Officer and Partner. From April 2018 to August 2022, Mr. Garner served as Chief Financial Officer of HG Holdings, Inc. (formerly Stanley Furniture Company, Inc.). Mr. Garner leads real estate efforts and private equity investments for the HPCM entities. He also served as Chief Financial Officer of Best Bar Ever, Inc., a protein bar business from 2015 to 2017. Mr. Garner assisted in raising and structuring a capital investment and successful exit to a strategic partner while overseeing all financial reporting functions during a two-year time horizon. Prior to taking on that role, he spent ten years in public accounting at Dixon Hughes Goodman LLP ("DHG"), the largest public accounting firm headquartered in the Southeast, as a Senior Tax Manager. At DHG, he served domestic closely held companies (specifically pass-through entities) and individuals. These clients represented a variety of industries including manufacturing and distribution, construction and real estate, and financial institutions. Mr. Garner earned a B.S. and M.S. in Accounting from Wake Forest University in 2006. Our Board has concluded that Mr. Garner is qualified to serve as a director by reason of his extensive real estate and financial management experience.

Jeffrey S. Stewart. Mr. Stewart has served as an independent director of the Company since March 2019. Mr. Stewart has been the Chairman of the Foursquare Foundation Investment Committee since 2008. Mr. Stewart also currently sits on Morgan Stanley's North Haven Credit Advisory Board. Mr. Stewart is a highly experienced portfolio manager with over 25 years of experience investing and researching debt and equity, including equity research at Interstate/Johnson Lane, a financial services company, and fixed income at First Union National Bank, and portfolio management at Babson. Mr. Stewart started his career as a United States Marine in 1985. Three times meritoriously promoted, he was awarded a NROTC scholarship in 1988 and attended UNC Chapel Hill, where he received a BSBA with a concentration in finance and a minor in history with distinction. Our Board has concluded that Mr. Stewart is qualified to serve as a director by reason of his more than 25 years of portfolio management and investment experience.

Anthony J. Sciacca, Jr. Mr. Sciacca has served as an independent director of the Company since September 2019. Mr. Sciacca served as Global Head of Alternative Investments at Barings (formerly known as Babson Capital Management LLC) from 2012 to 2020. Mr. Sciacca was responsible for overseeing the group's investment activities across real estate private equity, real estate debt, corporate private equity, and real assets. Previously, he served as the Head of Global Business Development at Barings from 2008 to 2012. In this capacity, he drove business development initiatives across Barings's investment strategies from fixed income to alternative asset markets and oversaw the management of Barings's institutional and retail relationships globally. He also led the middle-market bank loan business at Barings's U.S. bank loan team from 2006 to 2008. Mr. Sciacca was a member of Barings's senior management team and the President of Barings Securities from 2008 to 2012. He was the Head of Structured Credit Origination for the collateralized loan obligation and corporate collateralized debt obligation businesses at Wachovia Securities from 2002 to 2006. Before that, he was a Managing Director at Bear, Stearns & Co. where he was a structured credit market specialist from 2000 to 2002. Mr. Sciacca was an Associate Director at Bank of America from 1996 to 2000. He served as a Financial Services Consultant at Accenture from 1993 to 1996. Mr. Sciacca currently serves as a member of the Board of Directors of National Consumer Title Insurance, Antares Capital, Monarch National Insurance Company and Cornerstone Veterinary Group. He received a B.S. degree in Applied Economics from Cornell University in 1993. Our Board has concluded that Mr. Sciacca is qualified to serve as a director because of his extensive financial management, investment and consulting experience across multiple organizations.

John R. Linker. Mr. Linker has served as an independent director of the Company since March 2022. Mr. Linker was appointed Chief Financial Officer of Husky Technologies, a leading global provider of injection molding solutions for the food, beverage, and medical industries, in October 2023. Prior to his current role, he served as the Executive Vice President and Chief Financial & Operations Officer of Serta Simmons Bedding, LLC effective from April 2022 until October 2023. Previously, Mr. Linker served as Executive Vice President and Chief Financial Officer at JELD-WEN Holding, Inc. ("JELD-WEN") from November 2018 to March 2022. At JELD-WEN, he also served as Senior Vice President of Corporate Development and Investor Relations from 2015 until 2018 and as Treasurer from 2012 to 2015. While at JELD-WEN, Mr. Linker led 15 acquisitions, coordinated the company's initial public offering and subsequent secondary offerings, led several debt refinancings, and built a high-performing finance team. Prior to joining JELD-WEN, Mr. Linker held the position of Director, Mergers and Acquisitions for the Aerospace Systems division of United Technologies Corporation and its predecessor, Goodrich Corporation, from 2008 to 2012. Mr. Linker began his career in investment banking for Wells Fargo and consulting for Accenture PLC. Mr. Linker holds a B.A. in Economics and International Studies from Duke University and an M.B.A. from The Fuqua School of Business at Duke University. Our Board has concluded that Mr. Linker is qualified to serve as a director by reason of his extensive financial management, investment and consulting experience across multiple organizations.

Executive Compensation

The following table summarizes compensation to our executive officers for the years ended December 31, 2023 and 2022, respectively:

Name	Year	Salary	Bonus	Equity Awards ⁽¹⁾⁽²⁾ ₍₃₎	Option Awards	All Other Compensation	Total Compensation
Steven A. Hale II	2023	\$240,000	\$ —	\$ —	\$ —	\$ —	\$ 240,000
<i>Chairman of the Board of Directors, Chief Executive Officer and Past President</i>	2022	\$225,000	\$ —	\$ 100,004	\$ —	\$ —	\$ 325,004
Jacqlyn Piscetelli	2023	\$215,000	\$ —	\$ —	\$ —	\$ —	\$ 215,000
<i>Chief Financial Officer</i>	2022	\$200,000	\$ 75,000	\$ 125,003	\$ —	\$ —	\$ 400,003
John W. Braswell	2023	\$240,000	\$221,535 ⁽³⁾	\$ —	\$ —	\$ —	\$ 461,535
<i>Chief Operating Officer</i>	2022	\$200,000	\$145,000 ⁽³⁾	\$ 401,603	\$ —	\$ —	\$ 746,603
Philip Perry	2023	\$200,000	\$221,535 ⁽³⁾	\$ —	\$ —	\$ —	\$ 421,535
<i>President</i>	2022	\$200,000	\$ 70,000 ⁽³⁾	\$ 351,604	\$ —	\$ —	\$ 621,604

- (1) On December 31, 2022, the Company granted 18,485 long-term incentive plan units of partnership interest in the Operating Partnership ("LTIP Units") to Mr. Hale, 23,106 LTIP Units to Ms. Piscetelli, 23,106 LTIP Units to Mr. Braswell and 13,864 LTIP Units to Mr. Perry, which vested immediately upon the grant date. The fair value of the grant on December 31, 2022 was \$5.41 per share, the estimated FMV per share of the Company's Common Stock as of June 30, 2022.
- (2) On January 1, 2022, the Company granted 30,000 LTIP Units to Mr. Braswell and 30,000 LTIP Units to Mr. Perry, which vested over two years. The fair value of the grant on January 1, 2022 was \$9.22 per share, the estimated FMV per share of the Company's Common Stock as of June 30, 2021.
- (3) Includes a development fee cash bonus earned in connection with a lease award with respect to the Company's Development Properties and a project bonus earned in connection with the completion of one of the Company's Development Properties.

Director Compensation

In each of 2021 and 2022, the Company granted \$42,000 of equity-based compensation in the form of shares of our Common Stock or LTIP Units to each of our non-officer directors. The 2021 grant vested on December 31, 2022 and the 2022 grant vested on December 31, 2023. Beginning in 2024, the Company intends to compensate its non-officer directors in cash.

2022 Long Term Incentive Plan

Effective on November 21, 2022, we adopted the HC Government Realty Trust, Inc. 2022 Long Term Incentive Plan (the “2022 LTIP”) to assist us in attracting, retaining, motivating, and rewarding certain employees, officers, directors, and consultants of the Company, the Operating Partnership and their affiliates and promoting the creation of long- term value for stockholders of the Company by closely aligning the interests of such individuals with those of such stockholders. The total number of shares of Common Stock reserved and available for delivery in connection with awards under the 2022 LTIP is 1,500,000, including shares reserved, but not subject to an outstanding equity-based award, under the HC Government Realty Trust, Inc. 2016 Long Term Incentive Plan (the “2016 LTIP”). We issued an aggregate of 535,448 shares of Common Stock and LTIP Units in connection with awards under the 2016 LTIP. No further awards will be made under the 2016 LTIP.

Item 4. Security Ownership of Management and Certain Security Holders

The table below sets forth, as of the filing of this annual report, certain information regarding the beneficial ownership of our stock for (1) each person who is the beneficial owner of 10% or more of our outstanding shares of any class of voting stock and (2) each of our directors and executive officers as a group, individually naming each director or executive officer who is the beneficial owner of 10% or more of our outstanding shares of any class of voting stock. Each person named in the table has sole voting and investment power with respect to all of the shares of voting stock shown as beneficially owned by such person. Percentages of beneficial ownership in the table below are based on 1,606,416 shares of Common Stock, 31,000 shares of our 7.00% Series A Cumulative Convertible Preferred Stock (“Series A Preferred Stock”) and 3,650,000 shares of Series B Preferred Stock outstanding as of the date of this annual report.

The SEC has defined “beneficial ownership” of a security to mean the possession, directly or indirectly, of voting power and/or investment power over such security. A stockholder is also deemed to be, as of any date, the beneficial owner of all securities that such stockholder has the right to acquire within 60 days after that date through (1) the exercise of any option, warrant or right, (2) the conversion of a security, (3) the power to revoke a trust, discretionary account or similar arrangement or (4) the automatic termination of a trust, discretionary account or similar arrangement. In computing the number of shares beneficially owned by a person and the percentage ownership of that person, our shares of voting stock subject to options or other rights (as set forth above) held by that person that are exercisable as of the filing of this report or will become exercisable within 60 days thereof, are deemed outstanding, while such shares are not deemed outstanding for purposes of computing percentage ownership of any other person.

Title of Class	Name and Address of Beneficial Owner	Amount and Nature of Beneficial Ownership	Amount and Nature of Beneficial Ownership Acquirable	Percent of Class
Common Stock	All Executive Officers and Directors ¹	81,480 Shares	N/A	5.1%
Common Stock	HG Holdings, Inc. ²	300,000 Shares	N/A	18.7%
Series A Preferred Stock	Stewart Lagarde Jr. ³	7,000 Shares	N/A	22.6%
Series A Preferred Stock	JROI Inc ⁴	6,000 Shares	N/A	19.4%
Series A Preferred Stock	Douglas M. Cecil ⁵	4,000 Shares	N/A	12.9%
Series A Preferred Stock	Robert R. Kaplan ⁶	4,000 Shares	N/A	12.9%
Series A Preferred Stock	Michael and Carol Morgan ⁷	4,000 Shares	N/A	12.9%
Series A Preferred Stock	Barry and Elissa Kaplan ⁸	4,000 Shares	N/A	12.9%
Series B Preferred Stock	All Executive Officers and Directors ¹	2,625,000 Shares	N/A	71.9%
Series B Preferred Stock	Steven A. Hale II ¹⁰	2,625,000 Shares ⁹	N/A	71.9%
Series B Preferred Stock	Hale Partnership Capital Management ^{2,11}	2,625,000 Shares	N/A	71.9%
Series B Preferred Stock	HG Holdings, Inc. ²	1,025,000 Shares	N/A	28.1%
Series B Preferred Stock	The Vanderbilt University ¹²	500,000 Shares	N/A	13.7%
Series B Preferred Stock	Hale Government Building Fund, LP ¹³	1,675,000 Shares	N/A	45.9%

¹ The address of each beneficial owner is 720 W 5th Street, Suite A, Winston-Salem, NC 27101.

² The address of HG Holdings, Inc. and HPCM is 2115 E. 7th Street, Suite 101, Charlotte, NC 27804.

³ The address of Stewart Lagarde Jr. is 2907 Calcutt Drive, Midlothian, VA 23113.

⁴ The address of JROI Inc. is 3013 Pinto Lane, Las Vegas, NV 89107.

⁵ The address of Douglas M. Cecil is 655 Mourning Dove Drive, Sarasota, FL 34236.

⁶ The address of Robert R. Kaplan is 3827 Old Gun Road West, Midlothian, VA 23113.

⁷ The address of Michael and Carol Morgan is 149 Water Oak Drive, Ponte Vedra Beach, FL 32082.

⁸ The address of Barry and Elissa Kaplan is 132 Walcott Avenue, Staten Island, NY 10314.

⁹ Includes the shares of Series B Preferred Stock directed by HPCM.

¹⁰ Includes all shares of the Series B Preferred Stock that Steven A. Hale II controls directly or indirectly through affiliated entities of which Steven A. Hale II disclaims beneficial ownership.

¹¹ HPCM serves as investment manager or adviser to commingled funds, group trusts and separate accounts (such investment companies, funds, trusts and accounts, collectively referred to as the "Funds"). In certain cases, HPCM may act as an adviser or sub-adviser to certain Funds. In its role as investment adviser, sub-adviser and/or manager, HPCM may possess voting and/or investment power over the securities of the Company owned by the Funds and may be deemed to be the beneficial owner of these shares. However, all securities reported on the table are owned by the Funds, and HPCM disclaims beneficial ownership of all of the shares shown. HPCM's shares include 500,000 shares beneficially owned by The Vanderbilt University, 1,675,000 shares beneficially owned by Hale Government Building Fund, LP ("HGBF") and 250,000 shares beneficially owned by International Church of the Foursquare Gospel, over which HPCM maintains voting control.

¹² The address of The Vanderbilt University is 2100 West End Ave, Nashville, TN 37203.

¹³ The address of HGBF is 3675 Marine Drive, Greenville, NC 27834.

Item 5. Interest of Management and Others in Certain Transactions

Series B Preferred Stock Issuances

In January 2023, the Company issued 650,000 shares of its Series B Preferred Stock to HGBF, an investor affiliated with HPCM, for total proceeds of \$6,500,000, to partially fund the acquisition of the property located in Everett, Washington. Steven A. Hale II, the Company's Chairman and Chief Executive Officer, is the manager of HPCM. HPCM serves as investment manager or adviser to the Funds, including HGBF. In certain cases, HPCM may act as an adviser or sub-adviser to certain Funds. In its role as investment adviser, sub-adviser and/or manager, HPCM may possess voting and/or investment power over the securities of the Company owned by the Funds.

In March 2023, the Company issued 350,000 shares of its Series B Preferred Stock to HGBF, for total proceeds of \$3,500,000, to partially fund the Company's development projects.

In June 2023, the Company issued 250,000 shares of its Series B Preferred Stock to HGBF for total proceeds of \$2,500,000 and 100,000 shares of its Series B Preferred Stock to HP HoldCo, an entity affiliated with HPCM for total proceeds of \$1,000,000, to partially fund the Company's development projects and the acquisition of the Company's new corporate office in Winston-Salem, North Carolina.

In June 2023, we, through certain of our subsidiaries, entered into the Note Payable Facility with HP HoldCo and HCM Agency. In October 2023, we amended the Note Payable Facility to, among other things, increase the total availability under the Note Payable Facility from \$2,500,000 to \$4,500,000 and added Hale ICFG Fund LP, an entity affiliated with HPCM, as an additional lender to the facility. Borrowings under the Note Payable Facility bear interest based on 3-month term SOFR plus 340 basis points. The Note Payable Facility matures on June 30, 2024. As of December 31, 2023, the Company had total outstanding borrowings on the Note Payable Facility of \$4,500,000.

On December 14, 2023, we, through our Operating Partnership, acquired a 20% interest in the GOV-Hale JV for an initial capital contribution of \$1,784,000. The remaining 80% interest in the GOV-Hale JV is owned by the Hale Funds in consideration for their aggregate initial capital contribution of \$7,136,000. On December 14, 2023, the GOV-Hale JV acquired the Smyrna Property, pursuant to a Purchase and Sale Agreement, as amended, for a purchase price, including acquisition costs, of approximately \$8,911,000. Mr. Hale and his wife personally acquired a 2.80% interest in the GOV-Hale JV for an initial capital contribution of \$250,000.

Item 6. Other Information

None

Item 7. Financial Statements

REPORT OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM

Board of Directors and Stockholders
HC Government Realty Trust, Inc.

Opinion on the financial statements

We have audited the accompanying consolidated balance sheets of HC Government Realty Trust, Inc. (a Maryland corporation) and subsidiaries (collectively, the “Company”) as of December 31, 2023 and 2022, the related consolidated statements of operations, comprehensive income, changes in stockholders’ equity, and cash flows for each of the two years in the period ended December 31, 2023, and the related notes (collectively referred to as the “financial statements”). In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of the Company as of December 31, 2023 and 2022, and the results of its operations and its cash flows for each of the two years in the period ended December 31, 2023, in conformity with accounting principles generally accepted in the United States of America.

Basis for opinion

These financial statements are the responsibility of the Company’s management. Our responsibility is to express an opinion on the Company’s financial statements based on our audits. We are a public accounting firm registered with the Public Company Accounting Oversight Board (United States) (“PCAOB”) and are required to be independent with respect to the Company in accordance with U.S. federal securities laws and the applicable rules and regulations of the Securities and Exchange Commission and the PCAOB.

We conducted our audits in accordance with the auditing standards of the PCAOB and in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether due to error or fraud. The Company is not required to have, nor were we engaged to perform, an audit of its internal control over financial reporting. As part of our audits, we are required to obtain an understanding of internal control over financial reporting but not for the purpose of expressing an opinion on the effectiveness of the Company’s internal control over financial reporting. Accordingly, we express no such opinion.

Our audits included performing procedures to assess the risks of material misstatement of the financial statements, whether due to error or fraud, and performing procedures that respond to those risks. Such procedures included examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements. Our audits also included evaluating the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the financial statements. We believe that our audits provide a reasonable basis for our opinion.

/s/ Grant Thornton LLP

We have served as the Company’s auditor since 2022.

Charlotte, North Carolina
April 26, 2024

HC Government Realty Trust, Inc.
Consolidated Balance Sheets
December 31, 2023 and 2022

	December 31, 2023	December 31, 2022
ASSETS		
Investment in real estate, net	\$ 172,120,551	\$ 153,629,807
Cash and cash equivalents	1,318,121	4,945,115
Restricted cash	—	304,326
Rents and other tenant receivables, net	2,105,465	1,682,550
Leasehold intangibles, net	13,322,549	14,149,049
Deposits on properties under contract	243,500	1,496,500
Deferred financing, net	1,291,886	1,353,822
Investment in unconsolidated real estate venture	1,776,859	—
Prepaid expenses and other assets	3,298,902	3,547,831
Total Assets	\$ 195,477,833	\$ 181,109,000
LIABILITIES		
Revolving credit facility	\$ 81,000,000	\$ 79,500,000
Bridge loan facility	18,000,000	—
Mandatorily redeemable preferred stock, net of unamortized deferred offering costs	87,971,353	87,503,036
Notes payable - related parties	4,474,167	—
Mortgages payable, net of unamortized debt issuance costs	—	8,881,113
Declared dividends and distributions	2,542,569	2,596,996
Accrued interest payable	715,337	430,581
Accounts payable	1,653,723	1,383,446
Accrued expenses and other liabilities	2,448,330	2,482,689
Deferred revenue	3,657,305	2,593,874
Below-market leases, net	2,418,045	2,188,138
Total Liabilities	204,880,829	187,559,873
COMMITMENTS AND CONTINGENCIES (Note 15)		
	—	—
STOCKHOLDERS' EQUITY		
Preferred stock (\$0.001 par value, 250,000,000 shares authorized and 3,681,000 and 2,331,000 shares issued and outstanding at December 31, 2023 and 2022, respectively)	3,681	2,331
Common stock (\$0.001 par value, 750,000,000 shares authorized, 1,606,416 and 1,583,124 common shares issued and outstanding at December 31, 2023 and 2022, respectively)	1,607	1,584
Additional paid-in capital	52,065,636	37,011,400
Regulation A offering costs	(1,013,188)	(1,073,754)
Accumulated deficit	(20,464,372)	(15,470,217)
Accumulated dividends and distributions	(16,302,556)	(12,399,838)
Accumulated other comprehensive income	7,659	—
Total Stockholders' Equity	14,298,467	8,071,506
Noncontrolling interest in operating partnership	(23,701,463)	(14,522,379)
Total Equity	(9,402,996)	(6,450,873)
Total Liabilities and Stockholders' Equity	\$ 195,477,833	\$ 181,109,000

The accompanying notes are an integral part of the consolidated financial statements.

HC Government Realty Trust, Inc.
Consolidated Statements of Operations
For the years ended December 31, 2023 and 2022

	For the years ended	
	December 31, 2023	December 31, 2022
Revenues		
Rental revenues	\$ 19,736,205	\$ 15,813,690
Real estate tax reimbursements and other revenues	1,142,128	955,909
Total revenues	20,878,333	16,769,599
Operating expenses		
Depreciation and amortization	7,639,445	6,203,199
General and administrative	2,431,680	2,387,775
Professional expenses	1,250,610	765,628
Real estate taxes	1,746,025	1,482,647
Repairs and maintenance	1,738,121	1,404,100
Janitorial	998,236	762,502
Utilities	1,331,116	1,024,667
Property management fees	321,093	289,046
Insurance	384,333	308,597
Miscellaneous property expenses	226,261	200,081
Equity-based compensation	851,391	1,350,508
Total operating expenses	18,918,311	16,178,750
Other expense		
Interest expense	14,935,353	9,432,472
Loss from unconsolidated real estate venture	7,141	—
Other loss	4,420	14,969
Net other expense	14,946,914	9,447,441
Net loss	(12,986,892)	(8,856,592)
Less: Net loss attributable to noncontrolling interest in operating partnership	(7,992,737)	(5,219,542)
Net loss attributed to HC Government Realty Trust, Inc.	(4,994,155)	(3,637,050)
Preferred stock dividends	(3,428,825)	(2,354,250)
Net loss attributed to HC Government Realty Trust, Inc. available to common shareholders	\$ (8,422,980)	\$ (5,991,300)
Basic and diluted loss per share	\$ (5.32)	\$ (3.82)
Basic and diluted weighted-average common shares outstanding	1,583,377	1,570,453

The accompanying notes are an integral part of the consolidated financial statements.

HC Government Realty Trust, Inc.
Consolidated Statements of Comprehensive Income
For the years ended December 31, 2023 and 2022

	For the years ended	
	December 31, 2023	December 31, 2022
Net loss	\$ (12,986,892)	\$ (8,856,592)
Unrealized gain on interest rate swap	14,977	—
Other comprehensive income	14,977	—
Comprehensive loss	(12,971,915)	(8,856,592)
Net loss attributable to noncontrolling interest in operating partnership	(7,992,737)	(5,219,542)
Other comprehensive gain attributable to non-controlling interest	(7,318)	—
Comprehensive loss attributed to HC Government Realty Trust, Inc. available to common shareholders	<u>\$ (4,971,860)</u>	<u>\$ (3,637,050)</u>

The accompanying notes are an integral part of the consolidated financial statements.

HC Government Realty Trust, Inc.
Consolidated Statements of Changes in Stockholders' Equity
For the years ended December 31, 2023 and 2022

	Preferred Series A		Preferred Series B		Common Stock		Additional Paid-in Capital	Offering Costs	Accumulated Deficit	Cumulative Dividends and Distributions	Accumulated Other Comprehensive Income	Total Stockholders' Equity	Noncontrolling Interest in Operating Partnership	Total Equity
	Shares	Par Value	Shares	Par Value	Shares	Par Value								
Balance,														
December 31, 2022	31,000	\$ 31	2,300,000	\$2,300	1,583,124	\$1,584	\$37,011,400	\$ (1,073,754)	\$ (15,470,217)	\$ (12,399,838)	\$ —	\$ 8,071,506	\$ (14,522,379)	\$ (6,450,873)
Proceeds from issuing preferred stock	—	—	1,350,000	1,350	—	—	13,498,650	—	—	—	—	13,500,000	—	13,500,000
Equity-based compensation long-term incentive plan shares	—	—	—	—	—	—	—	—	—	—	—	—	725,726	725,726
Equity-based compensation - restricted stock	—	—	—	—	23,292	23	125,642	—	—	—	—	125,665	—	125,665
Reimbursement of offering costs	—	—	—	—	—	—	—	60,566	—	—	—	60,566	—	60,566
Dividends and distributions	—	—	—	—	—	—	—	—	—	(3,902,718)	—	(3,902,718)	(489,447)	(4,392,165)
Change in fair value of interest rate swap agreements	—	—	—	—	—	—	—	—	—	—	7,659	7,659	7,318	14,977
Allocation of NCI in operating partnership	—	—	—	—	—	—	1,429,944	—	—	—	—	1,429,944	(1,429,944)	—
Net loss	—	—	—	—	—	—	—	—	(4,994,155)	—	—	(4,994,155)	(7,992,737)	(12,986,892)
Balance,														
December 31, 2023	31,000	\$ 31	3,650,000	\$3,650	1,606,416	\$1,607	\$52,065,636	\$ (1,013,188)	\$ (20,464,372)	\$ (16,302,556)	\$ 7,659	\$ 14,298,467	\$ (23,701,463)	\$ (9,402,996)
Balance,														
December 31, 2021	31,000	\$ 31	2,300,000	\$2,300	1,569,456	\$1,570	\$35,806,947	\$ (1,172,510)	\$ (11,833,167)	\$ (9,174,870)	\$ —	\$ 13,630,301	\$ (8,587,236)	\$ 5,043,065
Equity-based compensation long-term incentive plan shares	—	—	—	—	—	—	—	—	—	—	—	—	1,224,489	1,224,489
Equity-based compensation - restricted stock	—	—	—	—	13,668	14	126,005	—	—	—	—	126,019	—	126,019
Reimbursement of offering costs	—	—	—	—	—	—	—	98,756	—	—	—	98,756	—	98,756
Dividends and distributions	—	—	—	—	—	—	—	—	—	(3,224,968)	—	(3,224,968)	(861,642)	(4,086,610)
Allocation of NCI in operating partnership	—	—	—	—	—	—	1,078,448	—	—	—	—	1,078,448	(1,078,448)	—
Net loss	—	—	—	—	—	—	—	—	(3,637,050)	—	—	(3,637,050)	(5,219,542)	(8,856,592)
Balance,														
December 31, 2022	31,000	\$ 31	2,300,000	\$2,300	1,583,124	\$1,584	\$37,011,400	\$ (1,073,754)	\$ (15,470,217)	\$ (12,399,838)	\$ —	\$ 8,071,506	\$ (14,522,379)	\$ (6,450,873)

The accompanying notes are an integral part of the consolidated financial statements.

HC Government Realty Trust, Inc.
Consolidated Statements of Cash Flows
For the years ended December 31, 2023 and 2022

	For the years ended December 31,	
	2023	2022
Cash flows from operating activities:		
Net loss	\$(12,986,892)	\$ (8,856,592)
Adjustments to reconcile net loss to net cash used in operating activities:		
Depreciation	5,928,393	4,628,530
Amortization of acquired lease-up costs	658,248	590,748
Amortization of in-place leases	1,050,972	983,921
Amortization of above/below-market leases, net	63,971	186,911
Amortization of lease commissions	1,832	—
Amortization of debt issuance costs	1,371,811	491,587
Amortization of deferred offering costs	468,317	433,844
Equity-based compensation	851,391	1,350,508
Loss on involuntary conversion	4,420	14,969
Loss from unconsolidated real estate ventures	7,141	—
Net change in:		
Rents and other tenant receivables, net	(427,915)	(62,846)
Prepaid expenses and other assets	(68,363)	(842,385)
Accrued interest payable	284,756	291,368
Accounts payable	(249,486)	191,065
Accrued expenses and other liabilities	(335,308)	24,414
Deferred revenue	1,063,431	(170,449)
Net cash used in operating activities	<u>(2,313,281)</u>	<u>(744,407)</u>
Cash flows from investing activities:		
Real estate acquisitions	(19,643,158)	(37,290,725)
Development property additions	(3,859,444)	(3,214,779)
Capital and tenant improvements on operating properties	(1,028,678)	(759,001)
Deposits for properties under contract and post-closing escrow agreement deposits	1,518,493	(2,139,353)
Investment in unconsolidated real estate venture	(1,784,000)	—
Insurance proceeds from loss on involuntary conversion	65,422	31,786
Net cash used in investing activities	<u>(24,731,365)</u>	<u>(43,372,072)</u>
Cash flows from financing activities:		
Deferred financing costs	(1,095,868)	(36,512)
Dividends and distributions paid	(4,386,026)	(3,971,497)
Proceeds from sale of preferred stock	13,500,000	—
Borrowings under revolving credit facility	14,500,000	50,500,000
Repayments under revolving credit facility	(13,000,000)	—
Borrowings under bridge loan facility	18,000,000	—
Proceeds from notes payable - related parties	4,500,000	—
Mortgage principal payments	(8,904,780)	(238,087)
Net cash provided by financing activities	<u>23,113,326</u>	<u>46,253,904</u>
Net (decrease) increase in Cash and cash equivalents and Restricted cash	(3,931,320)	2,137,425
Cash and cash equivalents and Restricted cash, beginning of period	<u>5,249,441</u>	<u>3,112,016</u>
Cash and cash equivalents and Restricted cash, end of period	<u>\$ 1,318,121</u>	<u>\$ 5,249,441</u>
Supplemental cash flow information:		
Cash paid for interest	\$ 6,902,916	\$ 1,994,446
Non cash investing and financing activities:		
Reimbursement of offering costs	\$ 60,566	\$ 98,756
Recognition of operating lease right-of-use assets and related lease liabilities in connection with the adoption of ASC 842	—	1,259,809
Recognition of operating lease right-of-use asset and related lease liability entered into during the period	33,126	92,829
Additions to real estate acquisitions accrued, not paid	—	72,386
Additions to development properties accrued, not paid	276,208	352,393
Capital and tenant improvements to operating properties accrued, not paid	289,948	151,760
Unrealized gain on interest rate swaps	14,977	—

The accompanying notes are an integral part of the consolidated financial statements.

1. Organization

HC Government Realty Trust, Inc. (the “REIT”), a Maryland corporation, was formed on March 11, 2016 to primarily source, acquire, develop, own and manage built-to-suit and renovated-to-suit, single-tenant properties leased by the U.S. government (“Government Properties”). The REIT focuses primarily on Government Properties within size ranges of 10,000 to 100,000 rentable square feet, and in their initial lease term after original construction or renovation-to-suit. Further, the REIT emphasizes Government Properties that perform mission critical functions. Leases associated with Government Properties are full faith and credit obligations of the United States of America and are administered by the U.S. General Services Administration or directly through the federal agencies or sub-agencies occupying such properties (collectively, the “GSA”).

The REIT owns its properties through the REIT’s subsidiary, HC Government Realty Holdings, L.P., a Delaware limited partnership (the “Operating Partnership” and together with the REIT, the “Company”). The Operating Partnership invests through wholly-owned special purpose limited liability companies, or special purpose entities (“SPEs”). As of December 31, 2023, the REIT owned approximately 51.1% of the aggregate common limited partnership interests in the Operating Partnership, or common units, and all of the preferred limited partnership interests in the Operating Partnership, or preferred units.

The consolidated financial statements include the accounts of the Operating Partnership and related SPEs and the accounts of the REIT. As of December 31, 2023, the Company’s portfolio consisted of 32 Government Properties that are leased to and occupied by U.S. government tenant agencies, which the Company refers to as its “Operating Properties,” as well as three Government Properties in which the Company is engaged in a development capacity, which the Company refers to as its “Development Properties.” The Company refers to its Operating Properties and its Development Properties collectively as its “Portfolio Properties.” As of December 31, 2023, the Portfolio Properties contained over 663,000 leased rentable square feet located in 22 states and were 98% leased to the U.S. government. Based on leased rentable square feet, the Portfolio Properties have a weighted average remaining lease term as of December 31, 2023 of 8.8 years if none of the tenants’ early termination rights are exercised and 5.4 years if all of the tenants’ early termination rights are exercised.

In addition to the Portfolio Properties, as of December 31, 2023, the Company owned a 20% interest in a joint venture, which the Company refers to as the “GOV-Hale JV.” The remaining 80% interest in the GOV-Hale JV is owned by Steven A. Hale II, the REIT’s Chairman and Chief Executive Officer, and certain of his affiliates (collectively, the “Hale Funds”). Subject to certain conditions set forth in the joint venture agreement, the Company has the right to elect to purchase from the Hale Funds a portion of their interest in the GOV-Hale JV up to an amount that would result in the Company holding a 49% interest in the GOV-Hale JV. Further, subject to certain conditions set forth in the joint venture agreement, the Company has the right to require the Hale Funds to purchase, and the Hale Funds have a separate right to elect to purchase, some or all of the Company’s interest in the GOV-Hale JV.

On December 14, 2023, the GOV-Hale JV acquired real property located in Smyrna, Georgia (the “Smyrna Property”). The Smyrna Property consists of approximately 123,000 rentable square feet, of which 94,610 rentable square feet will be renovated-to-suit for the Veterans Health Administration (the “VHA”). The VHA-occupied portion of the Smyrna Property will have a lease term of 20 years following completion of redevelopment, with no early termination rights. The Company, through its affiliated entities, will manage the business and affairs of the GOV-Hale JV, including the redevelopment of the Smyrna Property, subject to provisions in the joint venture agreement that require consent of the members of the GOV-Hale JV. The Company is also entitled to development and asset management fees in connection with the redevelopment and management of the Smyrna Property. References to the Company’s Portfolio Properties throughout these notes to the accompanying consolidated financial statements do not include the Smyrna Property.

The Company operates as an umbrella partnership real estate investment trust and has elected to be treated as a real estate investment trust for federal income tax purposes under the Internal Revenue Code of 1986, as amended (the “Code”), beginning with the taxable year ended December 31, 2017.

2. Significant Accounting Policies

Basis of Accounting and Consolidation Basis - The accompanying consolidated financial statements are presented on the accrual basis of accounting in accordance with principles generally accepted in the United States of America (“GAAP”) and include the accounts of the REIT, the Operating Partnership and 35 SPEs as of December 31, 2023. All of the Company’s SPEs are wholly-owned entities that are consolidated based upon the Company having a controlling financial interest. Intercompany accounts and transactions are eliminated in consolidation. The results of operations of companies or assets acquired are included from the dates of acquisition.

These statements include all adjustments necessary for a fair presentation of the results of all periods reported herein. All such adjustments are of a normal recurring nature.

Use of Estimates - The preparation of the consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates and assumptions.

Cash, Cash Equivalents and Restricted Cash - Cash and cash equivalents include all cash and liquid investments that mature three months or less from when they are purchased. The following table provides a reconciliation of cash, cash equivalents and restricted cash reported within the Consolidated Balance Sheets that sum to the totals of the same such amounts presented in the Consolidated Statements of Cash Flows:

	<u>December 31, 2023</u>	<u>December 31, 2022</u>
Cash and cash equivalents	\$ 1,318,121	\$ 4,945,115
Restricted cash	—	304,326
Cash, cash equivalents and restricted cash	<u>\$ 1,318,121</u>	<u>\$ 5,249,441</u>

At times, the Company’s cash and cash equivalents balance deposited with financial institutions may exceed federally insurable limits. The Company maintains separate bank accounts at the Operating Partnership and SPE level. At December 31, 2023, one account had approximately \$262,000 in excess of insured limits; all others were below the insurable limits. The Company mitigates this risk by depositing funds with major financial institutions. The Company has not experienced any losses in connection with such deposits.

Investment in Real Estate— Investment in real estate, net is comprised of all tangible assets held by the Company for rent or development. Real estate assets are recognized at cost less accumulated depreciation. Maintenance and repair costs are charged to expense as incurred. Costs incurred that extend the useful life of the real estate investment are capitalized. Third party costs related to asset acquisitions are capitalized. Development, re-development, and certain costs directly related to the improvement of real properties are capitalized.

In accordance with the Financial Accounting Standards Board (“FASB”) guidance on business combinations, the Company determines the fair value of the real estate assets acquired on an “as if vacant” basis.

Management estimates the “as if vacant” value considering a variety of factors, including the physical condition and quality of the buildings, estimated rental and absorption rates, estimated future cash flows, and valuation assumptions consistent with current market conditions. The “as if vacant” fair value is allocated to land, buildings and improvements based on relevant information obtained in connection with the acquisition of the property, including appraisals and property tax assessments.

Above-market and below-market lease values are determined on a lease-by-lease basis based on the present value (using an interest rate that reflects the risk associated with the leases acquired) of the difference between (a) the contractual amounts to be paid under the lease and (b) management’s estimate of the fair market lease rate for the

corresponding space over the remaining non-cancellable terms of the related leases. Above-market and below-market lease values are recorded as leasehold intangibles and are recognized as an increase or decrease in rental income over the remaining non-cancellable term of the lease. Amortization relating to above-market and below-market leases for the years ended December 31, 2023 and 2022 was \$63,971 and \$186,911, respectively, and was recorded as a net reduction to rental revenues.

In-place leases are valued based on the net rents earned that would have been foregone during an assumed lease-up period. Lease-up costs are valued based upon avoided brokerage fees. In-place leases and lease-up costs are amortized over the remaining non-cancellable term of the leases.

Management utilizes independent third parties to assist with the determination of fair value of the various tangible and intangible assets that are acquired. The difference between the total of the calculated values described above, and the actual purchase price plus acquisition costs, is allocated pro-rata to each component of calculated value.

The Company capitalizes pre-development costs incurred in pursuit of new development opportunities for which the future development is probable. For properties under development or redevelopment, the Company capitalizes interest expense, real estate taxes and direct and indirect project costs associated with the development and redevelopment activities. With respect to the capitalization of interest expense, if there is a specific borrowing for the property undergoing development activities, the Company applies the interest rate of that borrowing to the average accumulated expenditures that do not exceed such borrowing. If there are no specific borrowings, the Company applies its weighted average interest rate on its senior revolving credit facility to the average accumulated expenditures. The Company capitalizes costs while development activities are underway until the building is substantially complete and ready for its intended use, at which time rental income recognition commences and rental operating costs, real estate taxes, insurance, and other subsequent carrying costs are expensed as incurred.

Depreciation of an asset begins when it is available for use and is calculated using the straight-line method over its estimated useful life. Range of useful lives for depreciable assets are as follows:

<u>Category</u>	<u>Term</u>
Buildings	40 years
Building and site improvements	5 - 40 years
Tenant improvements	Shorter of remaining life of the lease or useful life

Tenant Improvements - As part of the leasing process, the Company may provide the lessee with an allowance for the construction of leasehold improvements. These leasehold improvements are capitalized and recorded as tenant improvements and depreciated over the shorter of the useful life of the improvements or the remaining lease term. If the allowance represents a payment for a purpose other than funding leasehold improvements, or in the event the Company is not considered the owner of the improvements, the allowance is considered to be a lease incentive and is recognized over the lease term as a reduction of rental revenue. Factors considered during this evaluation include, among other things, who holds legal title to the improvements as well as other controlling rights provided by the lease agreement and provisions for substantiation of such costs (e.g., unilateral control of the tenant space during the build-out process). Determination of the appropriate accounting for the payment of a tenant allowance is made on a lease-by-lease basis, considering the facts and circumstances of the individual tenant lease.

Leases - The Company's real estate is leased to tenants on a modified gross lease basis. The leases provide for a minimum rent which is generally flat during the non-cancellable term of the lease and includes a reimbursement for certain operating costs of the property. The operating cost reimbursement is established at lease commencement and is subject to annual adjustment based on changes in the consumer price index. Operating expenses include repairs and maintenance, janitorial, landscaping, and utilities. The lessee is also required by the lease to reimburse the Company for real estate taxes over the real estate tax base year. The real estate tax base year is established as the real estate taxes incurred during the first full tax year after lease commencement or otherwise as defined in the lease. In some cases, the leases provide the tenant with renewal options, subject to generally the same terms and conditions of the initial term of the lease. The Company accounts for its leases using the operating method.

Impairment – Real Estate - The Company reviews its investment in real estate for impairment whenever events or changes in circumstances indicate that the carrying amounts may not be recoverable. To determine if impairment may exist, the Company reviews its properties and identifies those that have experienced either a change or an event or circumstance warranting further assessment of recoverability (such as a decrease in occupancy). If further assessment of recoverability is needed, the Company estimates the future net cash flows expected to result from the use of the property and its eventual disposition, on an individual property basis. If the sum of the expected future net cash flows (undiscounted and without interest charges) is less than the carrying amount of the property on an individual property basis, the Company will recognize an impairment loss based upon the estimated fair value of such property. For the year ended December 31, 2023, the Company recognized approximately \$117,000 of impairment charges related to roof and HVAC equipment damage from storms at its properties located in Lawton, Oklahoma and Oklahoma City, Oklahoma, which were largely offset by insurance proceeds. For the year ended December 31, 2022, the Company recognized approximately \$47,000 of impairment charges related to roof damage from storms at its property located in Monroe, Louisiana. These losses, net of insurance proceeds, are included in Other loss in the Consolidated Statements of Operations.

Investment in Unconsolidated Real Estate Venture– The Company analyzes each real estate venture to determine whether the entity should be consolidated. If it is determined that an entity is a variable interest entity (“VIE”) in which the Company has a variable interest, an assessment of the primary beneficiary of the VIE is performed to determine whether it should be consolidated. The Company is not the primary beneficiary of an entity when it does not have voting control, lacks the power to direct the activities that most significantly impact the entity’s economic performance or other partners have substantive participatory rights, it does not have the obligation to absorb losses or it does not have the right to receive returns from the VIE that could potentially be significant. If the Company determines that the entity is not a VIE, then a consolidation assessment is based on whether the Company has a controlling financial interest in the entity. Management uses its judgment when determining if the Company is the primary beneficiary of, or has a controlling financial interest in, an entity in which the Company has a variable interest. Factors considered in determining whether the Company has the power to direct the activities that most significantly impact the entity’s economic performance include voting rights, involvement in day-to-day capital and operating decisions, and the extent of the Company’s involvement in the entity.

The Company uses the equity method of accounting for investments in unconsolidated real estate ventures when it has significant influence but does not control the entity. Under the equity method, the Company’s investment is recorded in Investment in unconsolidated real estate venture on the Consolidated Balance Sheets and the proportionate share of earnings or losses, pursuant to the terms of the joint venture agreement, is recorded in Loss from unconsolidated real estate venture in the accompanying Consolidated Statements of Operations.

A taxable REIT subsidiary or other affiliate of the Company will earn development fee revenue for project management services to the unconsolidated real estate venture. This fee is determined based on the terms specific to each arrangement.

The Company assesses quarterly whether there are any indicators, including underlying property operating performance and general market conditions, that the value of the investment may be impaired. An investment in a real estate venture is considered to be impaired if it is determined that its fair value is less than the net carrying value of the investment on an other-than-temporary basis. If the analysis indicates that there is an other-than-temporary impairment related to the investment in a particular real estate venture, the carrying value of the venture will be adjusted to an amount that reflects the estimated fair value of the investment.

Organizational, Offering and Related Costs - Organizational and offering costs of the Company are presented as a reduction of stockholders’ equity within the Consolidated Balance Sheets and Consolidated Statements of Changes in Stockholders’ Equity. Organizational and offering costs represent expenses incurred in connection with the formation of the Company and the filing of the Company’s securities offering pursuant to Regulation A.

Revenue Recognition - Revenue includes base rent due from tenants in accordance with the terms of the respective lease. The Company recognizes rental income on a straight-line basis over the non-cancellable term of the respective lease. Revenue also includes reimbursement income from the recovery of all or a portion of operating expenses and real estate taxes and is recognized in the same periods as the related expenses are incurred. For newly acquired properties, the Company begins to recognize rental income from leases concurrently with the date of the property acquisition closing. Revenue also includes the amortization or accretion of acquired above-market and below-market leases over the remaining non-cancellable term of the lease.

Rents and Other Tenant Receivables, net - Rents and other tenant receivables represent amounts billed and due from tenants. When a portion of the tenants' receivable is estimated to be uncollectible, an allowance for doubtful accounts is recorded. Due to the high credit-worthiness of the tenants, there were no allowances as of December 31, 2023 and 2022. The Company had a straight-line rent receivable of \$202,678 and \$128,647 as of December 31, 2023 and 2022, respectively.

Income Taxes - The REIT has elected to be taxed as a REIT under Sections 856 through 860 of the Code and applicable Treasury regulations relating to REIT qualification beginning with its fiscal year ended December 31, 2017. In order to maintain this REIT status, the regulations require the REIT to distribute at least 90% of its taxable income to stockholders and meet certain other asset and income tests, as well as other requirements. If the REIT fails to qualify as a REIT, it will be subject to tax at regular corporate rates for the years in which it fails to qualify. If the REIT loses its REIT status, it cannot elect to be taxed as a REIT for the four taxable years following the year it loses its REIT status unless the REIT's failure to qualify was due to reasonable cause and certain other conditions were satisfied.

Management analyzes the Company's tax filing positions in the U.S. federal, state, and local jurisdictions where the Company is required to file income tax returns for all open tax years. If, based on this analysis, management determines that uncertainties in tax positions exist, a liability is established along with an estimate for interest and penalty. Management has determined that there were no uncertain tax positions at December 31, 2023 and 2022; accordingly, no associated interest and penalties were required to be accrued at December 31, 2023 and 2022.

Noncontrolling Interest - Noncontrolling interest represents the common units in the Operating Partnership not attributable to the REIT. The noncontrolling interest is calculated by multiplying the noncontrolling interest ownership percentage at the balance sheet date by the Operating Partnership's outstanding common equity. The noncontrolling interest ownership percentage is calculated by dividing the Operating Partnership common units not owned by the REIT by the total Operating Partnership common units outstanding. The noncontrolling interest ownership percentage will change as additional common units are issued or as common units are exchanged for the REIT's common stock. Subsequent changes in the noncontrolling interest value are recorded to additional paid-in capital. Accordingly, the value of the noncontrolling interest is included in the equity section of the Consolidated Balance Sheets but presented separately from the REIT's equity. The noncontrolling interest was 48.9% and 48.0% at December 31, 2023 and 2022, respectively.

Deferred Costs - Deferred financing fees include costs incurred in obtaining debt. For debt other than a line-of-credit arrangement, deferred financing fees are capitalized and presented as a direct reduction from the carrying amount of the associated debt liability within the Consolidated Balance Sheets. Deferred financing fees related to line-of-credit arrangements are capitalized and presented as an asset within the Consolidated Balance Sheets. Deferred financing fees are amortized through interest expense over the life of the respective loans on a basis which approximates the effective interest method for debt other than a line-of-credit arrangement or straight-line over the contractual term of the arrangement for a line-of-credit arrangement. Any unamortized amounts upon early repayment or other extinguishment of debt are written off in the period of repayment or extinguishment as a loss on extinguishment of debt.

The Company capitalizes certain legal, accounting and other third-party fees that are directly associated with in-process equity financings as deferred offering costs until such financings are consummated. In the event an equity financing is no longer considered probable of being consummated, all deferred offering costs are written off in the period such determination is made. For equity financings classified as equity, deferred offering costs are recorded in stockholders' equity as a reduction of additional paid-in capital against the offering proceeds. For equity financings required to be classified as a liability, these costs are capitalized and presented as a direct reduction from the gross proceeds from the equity financing within the Consolidated Balance Sheets.

Deferred Revenue – Deferred revenue primarily consists of lump sum reimbursements made by tenants to the Company for landlord improvements in excess of a tenant improvement allowance. Lump sum reimbursements are recorded as Deferred revenue on the Consolidated Balance Sheets and are amortized over the non-cancellable lease term through revenue.

Interest Rate Swaps – The Company uses interest rate swaps as part of its risk mitigation strategy to manage its exposure to changes in interest rates and the associated cash flows on its variable rate debt. Interest rate swaps involve the receipt of variable-rate amounts from a counterparty in exchange for the Company making fixed-rate payments over the life of the agreement without exchange of the underlying notional amount. The Company does not use interest rate derivatives for trading or speculative purposes.

The Company's interest rate swap agreements, designated and qualifying as cash flow hedges, are reported at fair value. The effective portion of the change in fair value of the designated cash flow hedge is deferred to accumulated other comprehensive income (loss) and is subsequently reclassified into earnings when interest payments (the forecasted transactions) on the related debt are incurred and as the swap net settlements occur. The ineffective portion of the change in fair value of cash flow hedge is recognized directly in interest expense. When an interest rate swap designated as a cash flow hedge no longer qualifies for hedge accounting, any changes in the fair value of the hedge previously deferred to accumulated other comprehensive income (loss), along with any changes in fair value occurring thereafter, are recognized through earnings.

The valuation of these instruments is determined using widely accepted valuation techniques including discounted cash flow analysis on the expected cash flows of each derivative. This analysis reflects the contractual terms of the derivatives, including the period to maturity, and uses observable market-based inputs, including interest rate curves.

The Company is exposed to credit risk in the event of non-performance by its derivative counterparties. To mitigate credit risk, the Company enters into agreements with counterparties it considers credit-worthy, such as large financial institutions with favorable credit ratings.

Fair Value Measurement - Accounting Standards Codification ("ASC") Topic 820, Fair Value Measurement, defines fair value as the price that would be received for an asset or paid to transfer a liability (an exit price) in the principal or most advantageous market for the asset or liability in an orderly transaction between market participants on the measurement date. The standard also establishes a hierarchy to maximize the use of observable inputs and minimizes the use of unobservable inputs by requiring the most observable inputs to be used when available.

The standard describes three levels of inputs that may be used to measure fair value:

Level 1 – Quoted prices that are available in active markets for identical assets or liabilities. The types of financial instruments included in Level 1 are marketable, available-for-sale equity securities that are traded in an active exchange market.

Level 2 – Pricing inputs other than quoted prices in active markets, such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities. Instruments included in this category are derivative contracts whose value is determined using a pricing model with inputs (such as yield curves and credit spreads) that are observable in the market or can be derived principally from or corroborated by observable market data.

Level 3 – Unobservable inputs that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities. Level 3 includes assets and liabilities whose values are determined using pricing models, discounted cash flow methodologies, or similar techniques, as well as instruments for which the determination of fair value requires significant management judgment or estimation.

The Company has estimated that the carrying amount reported on the Consolidated Balance Sheets for Cash and cash equivalents, Restricted cash, Rents and other tenant receivables, net, Deposits on properties under contract, Prepaid expenses and other assets, Accrued interest payable, Accounts payable, Accrued expenses and other liabilities, and Declared dividends and distributions approximates their fair values due to their short-term nature.

The Company measures and records its interest rate swap instruments (see Note 9 – Derivative Financial Instrument) on a recurring basis.

Equity-Based Compensation – The Company grants equity-based compensation awards to its officers, employees and non-employee directors in the form of restricted shares of common stock and long-term incentive plan units in the Operating Partnership (“LTIP Units”). The Company recognizes compensation expense for non-vested restricted shares of common stock and LTIP Units granted to officers, employees and non-employee directors on a straight-line basis over the requisite service and/or performance period based upon the fair market value of the shares on the date of grant. Forfeitures are recognized as they occur.

Earnings (Loss) Per Share - Basic earnings (loss) per share is based on the weighted effect of all common shares issued and outstanding and is calculated by dividing net income (loss) available to common stockholders by the weighted average number of common shares outstanding during the period. Diluted earnings (loss) per share is calculated by dividing net income (loss) available to common stockholders by the weighted average number of common shares used in the basic earnings (loss) per share calculation plus the number of common shares, if any, that would be issued assuming conversion of all potentially dilutive securities outstanding unless the effect of such shares would be anti-dilutive.

The following securities were not included in the computation of the Company’s diluted net loss per share as their effect would be anti-dilutive.

	<u>As of December 31,</u>	
	<u>2023</u>	<u>2022</u>
Potentially dilutive securities outstanding		
Convertible common units	1,118,416	1,118,416
Convertible long-term incentive plan units	424,281	342,793
Convertible preferred stock	<u>25,797,225</u>	<u>4,344,386</u>
Total potentially dilutive securities	<u><u>27,339,922</u></u>	<u><u>5,805,595</u></u>

Recently Adopted Accounting Pronouncements - The Company adopted Accounting Standards Update (“ASU”) 2016-13, Financial Instruments - Credit Losses, on January 1, 2023. This ASU changes how entities account for credit losses on financial instruments measured at amortized cost, including trade receivables and contract assets recognized under ASC Topic 606, Revenue from Contracts with Customers. In contrast to the previous incurred loss model for financial assets where credit losses were recognized only when it was probable that a loss had been incurred, the Company will now be required to estimate expected credit losses based on both current and reasonable and supportable estimates of future economic conditions. The guidance requires companies to recognize an allowance for expected credit losses for the difference between the amortized cost basis of a financial instrument and the amount of cash flows expected to be collected over the instrument’s life. Adoption of the ASU did not have a material impact on the consolidated financial statements and related disclosures.

Other accounting standards that have been issued or proposed by the FASB or other standard-setting bodies are not currently applicable to the Company or are not expected to have a significant impact on the Company’s financial position, results of operations and cash flows.

3. Variable Interest Entities

At December 31, 2022, the Company owned three SPEs to which Holmwood Capital, LLC (“Holmwood”) had previously assigned all the rights, title and interest in and to any and all profits, losses and distributed cash flow (the “Profits Interest Properties”). The Company determined these SPEs were VIEs in which the Operating Partnership had a variable interest and that Holmwood equity holders lacked the characteristics of a controlling financial interest. As such, and in accordance with FASB ASC Topic 810 “Consolidation”, the Company consolidated these SPEs.

On March 27, 2023, the Operating Partnership completed the transfer of the membership interests in the three Profits Interest Properties, such that the three Profits Interest Properties became wholly-owned by the Operating Partnership. In connection with this transfer, the Operating Partnership obtained consent from the lender under the mortgage notes for the transfer of such membership interests. The Operating Partnership paid approximately \$520,000 in consent fees, legal fees, and other closing costs to complete the transfer.

The following table presents a summary of the VIEs’ assets and liabilities at December 31, 2022, which are included on the Company’s Consolidated Balance Sheets. The assets in the table below include those assets that can only be used to settle obligations of the VIEs and the liabilities include third-party liabilities of the VIEs only, and for which creditors or beneficial interest holders do not have recourse to the Company. The assets and liabilities exclude intercompany balances that eliminate in consolidation.

	<u>December 31, 2022</u>
Assets:	
Investment in real estate, net	\$ 10,156,425
Cash and cash equivalents	30,979
Restricted cash	304,326
Rents and other tenant receivables, net	170,052
Total assets	<u>\$ 10,661,782</u>
Liabilities:	
Mortgages payable, net of unamortized debt issuance costs	\$ 8,881,113
Accrued interest payable	40,372
Accounts payable	12,351
Accrued expenses and other liabilities	83,594
Total liabilities	<u>\$ 9,017,430</u>
Net assets	<u>\$ 1,644,352</u>

4. Investment in Real Estate, Net

The following is a summary of the Company’s investment in real estate, net as of December 31, 2023 and 2022:

	<u>December 31, 2023</u>	<u>December 31, 2022</u>
Land	\$ 24,070,077	\$ 20,713,116
Buildings and improvements	143,219,395	126,734,427
Site improvements	4,876,322	4,089,252
Tenant improvements	21,847,036	18,634,723
Construction in progress	3,661,207	3,103,915
	197,674,037	173,275,433
Accumulated depreciation	<u>(25,553,486)</u>	<u>(19,645,626)</u>
Investment in real estate, net	<u>\$ 172,120,551</u>	<u>\$ 153,629,807</u>

Depreciation expense for the years ended December 31, 2023 and 2022 was \$5,907,860 and \$4,608,053, respectively.

During the year ended December 31, 2023, the Company acquired one Operating Property for a purchase price, including acquisition costs, of approximately \$15,600,000. This property was acquired with a lease in place with the U.S. government. The following is a summary of the property location, acquisition date, rentable square feet, and the remaining non-cancellable lease term at the time of acquisition:

<u>Location</u>	<u>Acquisition Date</u>	<u>Rentable Sq Ft</u>	<u>Remaining Non-Cancellable Lease Term at Acquisition Date</u>
Everett, Washington	3/14/2023	26,516	9.6 years

In June 2022, the GSA awarded the Company a lease for a newly constructed build-to-suit facility to be occupied by the Federal Bureau of Investigation in Daytona, Florida. The acquisition of the land on which the building is to be constructed closed in May 2023 for a purchase price, including acquisition costs, of approximately \$1,100,000. Construction commenced in the first quarter of 2024 with occupancy expected to commence in the second quarter of 2025.

In April 2023, the GSA awarded the Company a lease for a renovate-to-suit facility to be occupied by the United States Immigration and Customs Enforcement in Gulfport, Mississippi (the "Gulfport Property"). The acquisition of the Gulfport Property, which is subject to a ground lease, closed in June 2023 for a purchase price, including acquisition costs, of approximately \$1,100,000. Construction began in the fourth quarter of 2023 with occupancy expected to commence in the first quarter of 2025.

In June 2023, the Company acquired real property located in Winston-Salem, North Carolina (the "Winston-Salem Property") for a purchase price, including acquisition costs, of approximately \$1,800,000. The Winston-Salem Property consists of an 8,370 rentable square foot building that serves as a corporate office for the Company.

During the year ended December 31, 2022, the Company acquired four Operating Properties. These properties were acquired with leases in place with the U.S. government. The following is a summary of the property location, acquisition date, rentable square feet, and the remaining non-cancellable lease term at the time of acquisition:

<u>Location</u>	<u>Acquisition Date</u>	<u>Rentable Sq Ft</u>	<u>Remaining Non-Cancellable Lease Term at Acquisition Date</u>
Fort Smith, Arkansas	9/9/2022	41,106	19.3 years
Hobbs, New Mexico	12/9/2022	23,114	8.9 years
Owensboro, Kentucky	12/14/2022	12,480	9.7 years
Benton Harbor, Michigan	12/15/2022	22,731	14.8 years

Pursuant to a purchase and sale agreement dated October 6, 2020 and with respect to the Company's Lakewood, Washington property, the Company funded an additional \$323,000 into an escrow account at closing in connection with a potential purchase price adjustment pending the resolution of certain lease provisions. In May 2022, the Company and the seller resolved the matter and the escrowed funds were released to the seller as additional purchase price. The Company allocated the additional purchase price pro-rata to each component of tangible and intangible assets that were acquired based on their relative fair value.

On October 4, 2022, the Company acquired one property that is under development in Sebring, Florida with a lease in place with the U.S. government. Upon completion of the development project, the 10-year non-cancellable lease will commence. The project is expected to be completed in the first quarter of 2025.

A summary of the allocated purchase price, including additional purchase price, based on estimated fair values, for the acquisitions completed and escrow holdback agreements resolved during the years ended December 31, 2023 and 2022 are as follows:

	<u>December 31, 2023</u>	<u>December 31, 2022</u>
Land	\$ 3,356,961	\$ 6,065,774
Buildings and improvements	13,614,786	25,018,268
Tenant improvements	368,575	3,790,644
Site improvements	606,792	1,964,529
Construction in progress	1,075,245	—
Acquired in-place leases	581,636	2,474,090
Acquired lease-up costs	608,326	1,632,412
Above-market leases	—	43,506
Below-market leases	(554,537)	(1,989,384)
Total	<u>\$ 19,657,784</u>	<u>\$ 38,999,839</u>

During the year ended December 31, 2023, the Company included \$989,233 of revenues and \$352,356 of net income in the Consolidated Statements of Operations related to the Operating Properties acquired in 2023. During the year ended December 31, 2022, the Company included \$519,563 of revenues and \$152,118 of net income in the Consolidated Statements of Operations related to the Operating Properties acquired in 2022.

The intangible assets and liabilities of the acquired properties have an aggregate weighted average amortization period of 8.8 years and 15.0 years at December 31, 2023 and 2022, respectively.

5. Investments in Unconsolidated Real Estate Venture

On December 14, 2023, the Company, through the Operating Partnership, acquired a 20% interest in the GOV-Hale JV for an initial capital contribution of \$1,784,000. The remaining 80% interest in the GOV-Hale JV is owned by the Hale Funds in consideration for their aggregate initial capital contribution of \$7,136,000. On December 14, 2023, the GOV-Hale JV acquired the Smyrna Property, pursuant to a Purchase and Sale Agreement, as amended, for a purchase price, including acquisition costs, of approximately \$8,911,000. The Company's 20% interest in the GOV-Hale JV is included in Investment in unconsolidated real estate venture on the Consolidated Balance Sheets.

The following is a summary of financial information for the unconsolidated real estate venture:

	As of
Balance sheet information:	December 31, 2023
Investment in real estate, net	\$ 8,361,688
Other assets, net	751,453
Total assets	<u>\$ 9,113,141</u>
Total liabilities	\$ 228,847
Total equity	8,884,294
Total liabilities and equity	<u>\$ 9,113,141</u>
Company's share of equity	\$ 1,776,859
Basis differential ⁽¹⁾	7,141
Carrying value of the Company's investment in the unconsolidated venture	<u>\$ 1,784,000</u>

⁽¹⁾ This amount represents the aggregate difference between the Company's historical cost basis and the basis reflected at the joint venture level.

	For the year ended
Income statement information:	December 31, 2023
Total revenue	\$ 750
Operating loss	(3,956)
Net loss	(35,706)
Company's share of net loss	\$ (7,141)

6. Leasehold Intangibles, net

The following is a summary of the Company's leasehold intangibles as of December 31, 2023 and 2022:

	December 31, 2023	December 31, 2022
Acquired in-place leases	\$ 12,079,049	\$ 11,497,413
Acquired lease-up costs	7,675,254	7,066,928
Acquired above-market leases	3,951,213	3,951,213
Leasing commissions	146,061	62,870
	<u>23,851,577</u>	<u>22,578,424</u>
Accumulated amortization	<u>(10,529,028)</u>	<u>(8,429,375)</u>
Leasehold intangibles, net	<u>\$ 13,322,549</u>	<u>\$ 14,149,049</u>

Amortization of in-place leases and lease-up costs was \$1,709,220 and \$1,574,669 for the years ended December 31, 2023 and 2022, respectively.

Amortization of acquired above-market leases resulted in a reduction to rental revenue of \$388,601 and \$403,476 for the years ended December 31, 2023 and 2022, respectively.

Future amortization of acquired in-place lease value, acquired lease-up costs and acquired above-market leases as of December 31, 2023 is as follows:

<u>Year Ended</u>	<u>Intangible Lease Costs</u>
2024	\$ 2,040,395
2025	1,965,363
2026	1,960,367
2027	1,725,783
2028	1,425,333
Thereafter	4,205,308
Total	<u>\$13,322,549</u>

The weighted-average amortization period is approximately 8.6 years.

7. Below-Market Leases, net

The Company's intangible liabilities consist of acquired below-market leases. The following is a summary of the Company's intangible liabilities as of December 31, 2023 and 2022:

	<u>December 31, 2023</u>	<u>December 31, 2022</u>
Acquired below-market leases	\$ 3,860,834	\$ 3,306,297
Accumulated amortization	(1,442,789)	(1,118,159)
Below-market leases, net	<u>\$ 2,418,045</u>	<u>\$ 2,188,138</u>

Amortization of below-market leases resulted in an increase in rental revenue of \$324,630 and \$216,565 for the years ended December 31, 2023 and 2022, respectively.

The future amortization of acquired below-market leases as of December 31, 2023 is as follows:

<u>Year Ended</u>	<u>Below Market Leases</u>
2024	\$ 281,095
2025	210,507
2026	210,507
2027	210,507
2028	207,626
Thereafter	1,297,803
Total	<u>\$ 2,418,045</u>

The weighted-average amortization period is approximately 11.5 years.

8. Debt

The following table summarizes the Company's outstanding indebtedness as of December 31, 2023 and 2022:

Loan	Interest Rate	Maturity	Principal Outstanding	
			December 31, 2023	December 31, 2022
Senior revolving credit facility:				
Senior revolving credit facility	SOFR + 240bps	December 2025	\$ 81,000,000	\$ 79,500,000
Total senior revolving credit facility			81,000,000	79,500,000
Bridge loan facility:				
Bridge loan facility	SOFR + 240bps	June 2024	\$ 18,000,000	\$ —
Total bridge loan facility			18,000,000	—
Mortgage notes payable				
Lorain, Ohio, Jonesboro, Arkansas and Port Saint Lucie, Florida	5.265%	August 2023	—	8,904,780
Total mortgage notes payable			—	8,904,780
Less: Total unamortized debt issuance costs			—	(23,667)
Total mortgage payable, net			—	8,881,113
Notes payable - related parties				
Notes payable - related parties	SOFR + 340 bps	June 2024	4,500,000	—
Total Notes payable - related parties			4,500,000	—
Less: Total unamortized debt issuance costs			(25,833)	—
Total notes payable - related parties, net			4,474,167	—
Total debt			\$ 103,500,000	\$ 88,381,113

Senior Revolving Credit Facility

In December 2021, the Company, through its Operating Partnership, as borrower, amended and restated its senior revolving credit facility (as amended, the "Credit Facility") with KeyBanc Capital Markets, Inc., as sole bookrunner and lead arranger, and KeyBank National Association, as syndication agent and administrative agent. The Credit Facility has total availability of up to \$100,000,000, subject to customary terms and availability conditions. The Credit Facility includes an accordion feature that will permit the Operating Partnership to further increase the commitments available to the Operating Partnership to up to \$200,000,000, subject to customary terms and conditions. The Company intends to use the Credit Facility to repay certain indebtedness, fund acquisitions and capital expenditures and provide working capital.

The Company and its subsidiaries that directly own properties included in the Credit Facility's borrowing base are guarantors under the Credit Facility. The Credit Facility matures on December 3, 2025 with a one-time option to extend the maturity date until December 3, 2026 (the "Extension Period"), subject to certain conditions and the payment of an extension fee.

On April 14, 2023, the Company, through its Operating Partnership, as borrower, entered into an amendment to the Credit Facility (the "Credit Facility Amendment"). Pursuant to the Credit Facility Amendment, borrowings under the Credit Facility are subject to an interest rate which equals, at the Company's option, either (i) the daily simple Secured Overnight Financing Rate ("SOFR") (which shall not be less than 0.0%) plus a credit spread adjustment of 10 basis points per annum (the "Credit Spread Adjustment") plus an applicable margin with a range of 170 to 240 basis points, (ii) term SOFR (which shall not be less than 0.0%) plus the Credit Spread Adjustment plus an applicable margin with a range of 170 to 240 basis points, or (iii) a base rate plus an applicable margin with a range of 70 to 140 basis points, with the applicable margin depending on the Company's fixed charge coverage and consolidated leverage ratios (the "Amended Credit Facility Interest Rates"). In addition, the Company incurs an unused facility fee on the revolving commitments under the Credit Facility Amendment of 0.25% per annum.

The Credit Facility Amendment also contains certain customary financial covenants, as follows: (i) the maximum ratio of consolidated total indebtedness to total asset value (each as defined in the Credit Facility Amendment) may not exceed 0.60 to 1.00, (ii) from and after October 1, 2022, the minimum ratio of adjusted consolidated earnings before interest, taxes, depreciation and amortization ("EBITDA") to consolidated debt service (each as defined in the Credit Facility Amendment) may not be less than 1.40 to 1.00, (iii) the Company's minimum total liquidity may not be less than \$15,000,000, and (iv) the minimum consolidated tangible net worth may not be less than 85.0% of consolidated tangible net worth at the closing date of the Credit Facility Amendment, plus an amount equal to 85.0% of the aggregate net proceeds received from subsequent issuances of the Company's stock after the closing date of the Credit Facility Amendment. In addition, the Credit Facility Amendment amended the financial covenant testing minimum ratio of adjusted consolidated EBITDA to consolidated fixed charges (each as defined in the Credit Facility Amendment) ("Fixed Charge Coverage Ratio") from and after October 1, 2022, such that it is only tested during the Extension Period, if any, and if tested, the Fixed Charge Coverage Ratio may not be less than 1.15 to 1.00.

The Credit Facility Amendment also includes other customary covenants, including limits on the percentage of the Company's total asset value that may be invested in unimproved land, unconsolidated joint ventures, redevelopment and development assets and loans, advances or extensions of credit, and requires that the Company obtain consent for mergers in which the Company is not the surviving entity. The Company's dividends and distributions are not permitted to exceed 95% of funds from operations (as defined in the Credit Facility Amendment) commencing on July 1, 2024 and thereafter. Additionally, the Credit Facility Amendment requires the Company to have received gross proceeds from the issuance of additional shares of the Company's 10.00% Series B Cumulative Convertible Preferred Stock ("Series B Preferred Stock") in an amount no less than (i) \$6,500,000 on or prior to January 31, 2023, (ii) \$3,500,000 on or prior to March 31, 2023, and (iii) \$3,500,000 on or prior to June 30, 2023. See Note 13 – Stockholders' Equity for details regarding issuances of Series B Preferred Stock.

These financial and restrictive covenants may limit the investments the Company may make and the Company's ability to make dividends and distributions. As of December 31, 2023, the Company was in compliance with all financial and restrictive covenants under the Credit Facility Amendment. The occurrence of an event of default under the Credit Facility Amendment could result in the termination of the commitments thereunder and in all loans and other obligations becoming immediately due and payable.

As of December 31, 2023 and 2022, the Company had \$81,000,000 and \$79,500,000 outstanding, respectively, and approximately \$19,000,000 and \$20,500,000 committed and undrawn, respectively, under the Credit Facility. As of December 31, 2023, the Company had approximately \$13,000,000 of availability for borrowing under the Credit Facility. The weighted average interest rate on the outstanding borrowings was 7.84% and 5.98% at December 31, 2023 and 2022, respectively. The fair value of the Credit Facility approximates its carrying value.

Bridge Loan Facility

On August 4, 2023, the Company, through its Operating Partnership, entered into a Bridge Loan Agreement by and among the Operating Partnership, as borrower, certain of its indirect subsidiaries acting as subsidiary guarantors, the lenders from time to time party thereto and KeyBank National Association, as administrative agent (the "Bridge Loan Agreement"), providing for a bridge loan facility with total availability of up to \$25,000,000 (the "Bridge Loan Facility"). Borrowings under the Bridge Loan Facility bear interest at substantially similar rates as the Amended Credit Facility Interest Rates. The Bridge Loan Facility was set to mature on February 2, 2024; however, the Company, through its Operating Partnership, amended the Bridge Loan Agreement to extend the maturity date of the facility to June 30, 2024. See Note 16 – Subsequent Events for details regarding the extension of the maturity of the Bridge Loan Facility. On August 4, 2023, the Company used a combination of cash on hand, escrowed funds and \$5,000,000 of borrowings under the Bridge Loan Facility to repay in full the \$8,758,747 of outstanding principal balance on its mortgage notes payable. The Company also used borrowings under the Bridge Loan Facility to repay \$13,000,000 of its outstanding borrowings under the Credit Facility.

The Bridge Loan Facility also contains certain customary financial covenants, as follows: (i) the maximum ratio of consolidated total indebtedness to total asset value (each as defined in the Bridge Loan Agreement) may not exceed 0.60 to 1.00, (ii) the minimum ratio of adjusted consolidated EBITDA to consolidated debt service (each as defined in the Bridge Loan Agreement) may not be less than 1.40 to 1.00, (iii) the Company's minimum total liquidity may not be less than \$15,000,000, and (iv) the minimum consolidated tangible net worth may not be less than 85.0% of consolidated tangible net worth at the closing date of the Bridge Loan Facility, plus an amount equal to 85.0% of the aggregate net proceeds received from subsequent issuances of the Company's stock after the closing date of the Bridge Loan Facility.

As of December 31, 2023, the Company was in compliance with all financial and restrictive covenants under the Bridge Loan Facility. The occurrence of an event of default under the Bridge Loan Agreement could result in the termination of the commitments thereunder and in all loans and other obligations becoming immediately due and payable.

As of December 31, 2023, the Company had \$18,000,000 outstanding and approximately \$7,000,000 committed and undrawn under the Bridge Loan Facility. As of December 31, 2023, the Company had approximately \$5,100,000 of availability for borrowing under the Bridge Loan Facility. The weighted average interest rate on the outstanding borrowings was 7.85% at December 31, 2023. The fair value of the Bridge Loan Facility approximates its carrying value.

Mortgage Notes Payable

The Company's fixed rate mortgage notes payable balances, excluding unamortized debt issuance costs, was \$8,904,780 as of December 31, 2022. On August 4, 2023, the Company repaid the mortgage notes payable with a combination of cash on hand, escrowed funds and \$5,000,000 of borrowings under its Bridge Loan Facility.

As of December 31, 2022, the Company had unamortized debt issuance costs of \$23,667 in connection with its mortgage notes payable.

The mortgage notes payable were collateralized by the specific properties to which the mortgage notes payable pertained. The carrying amount of real estate that served as collateral for these mortgages was \$10,156,426 as of December 31, 2022.

Notes Payable – Related Parties

In June 2023, the Company, through certain of its subsidiaries, entered into anon-recourse real estate revolving loan promissory note (the "Note Payable Facility") with HP Holdings Company, LLC ("HP HoldCo") and HCM Agency, LLC ("HCM Agency"), entities affiliated with HPCM (as defined below). The Note Payable Facility originally had total availability of up to \$2,500,000. In October 2023, the Company, through certain of its subsidiaries, amended the Note Payable Facility to increase the total availability from \$2,500,000 to \$4,500,000 and to add Hale ICFG Fund LP ("Hale ICFG"), an entity affiliated with HPCM, as an additional lender to the facility. Borrowings under the Note Payable Facility shall bear interest based on 3-month term SOFR plus 340 basis points. The Note Payable Facility matures on June 30, 2024. As of December 31, 2023, the Company had \$4,500,000 outstanding on the Note Payable Facility. The total outstanding borrowings on the Note Payable Facility are included in Notes payable – related parties on the Consolidated Balance Sheets. The weighted average interest rate on the outstanding borrowings was 8.80% at December 31, 2023. Subsequent to December 31, 2023, the Note Payable Facility was amended and restated to, among other things, increase the total availability from \$4,500,000 to \$10,000,000. For further information, see Note 16 – Subsequent Events.

The following table summarizes the Company's aggregate debt maturities based on outstanding principal as of December 31, 2023:

<u>Year Ended</u>	<u>Future Principal Payments</u>
2024	\$ 22,500,000
2025	81,000,000
Total	<u>\$103,500,000</u>

9. Derivative Financial Instrument

The following table sets forth the key terms and fair value of the Company's interest rate swap derivative that was designated as a cash flow hedge:

Counterparty	Effective Date	Maturity Date	Fixed Rate	Variable Rate Index	December 31, 2023	
					Notional Amount	Fair Value
KeyBank National Association	5/15/2023	5/15/2024	4.919%	Daily SOFR	\$25,000,000	\$14,977
					<u>\$25,000,000</u>	<u>\$14,977</u>

The table below sets forth the fair value of the Company's interest rate swap derivative as well as its classification on the Company's Consolidated Balance Sheets:

Derivative Assets		
Derivatives Designated as Hedging Instruments:	Balance Sheet Line Item	Fair Value as of December 31, 2023
Interest rate swap	Prepaid expenses and other assets	\$ 14,977

As of December 31, 2023, the Company recognized an unrealized gain of \$14,977 related to the Company's interest rate swap derivative on the Consolidated Statements of Comprehensive Loss.

Amounts reported in accumulated other comprehensive income (loss) related to derivatives designated as qualifying cash flow hedges will be reclassified to interest expense as interest payments are made on the Company's variable rate debt. The Company estimates that \$14,977 will be reclassified from accumulated other comprehensive income (loss) as a decrease to interest expense over the next 12 months.

The fair value of the Company's interest rate swap is determined using a discounted cash flow analysis on the expected future cash flows of the derivative instrument. This analysis utilizes observable market data, including interest rate curves and implied volatilities in such interest rates, and the contractual term of the derivative, including the period to maturity. Although the Company has determined that the majority of the inputs used to value its interest rate swap fall within Level 2 of the fair value hierarchy, the credit valuation adjustments associated with its interest rate swap utilize Level 3 inputs, such as estimates of current credit spreads to evaluate the likelihood of default by itself and its counterparties. At December 31, 2023, the Company has assessed the significance of the impact of the credit valuation adjustments on the overall valuation of its derivative positions and has determined that the credit valuation adjustments are not significant to the overall valuation. As a result, the Company has determined that its interest rate swap valuations in their entirety are appropriately classified within Level 2 of the fair value hierarchy.

The table below presents the Company's derivative asset measured at fair value on a recurring basis as of December 31, 2023, aggregated by the level in the fair value hierarchy within which those measurements fall:

As of December 31, 2023	Fair Value Measurements			
	Total	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Assets:				
Interest rate derivative	\$14,977	\$ —	\$ 14,977	\$ —
Total	<u>\$14,977</u>	<u>\$ —</u>	<u>\$ 14,977</u>	<u>\$ —</u>

10. Mandatorily Redeemable Preferred Stock

On August 14, 2020, the Company completed the sale and issuance of 3,600,000 shares of the Company's 7.00% Series C Cumulative Redeemable Preferred Stock (the "Series C Preferred Stock") at \$25.00 per share to qualified investors in a private offering pursuant to exemptions from registration provided by Section 4(a)(2) of the Securities Act of 1933, as amended, and Regulation D promulgated thereunder, for an aggregate purchase price of \$90,000,000 (the "Series C Offering"). Net proceeds from the Series C Offering were \$86,521,914, after deducting the placement agent fee and legal and other professional fees paid in connection with the Series C Offering, and are presented on the Company's Consolidated Balance Sheets as mandatorily redeemable preferred stock, net of unamortized deferred offering costs.

The Company used the net proceeds from the Series C Offering primarily to acquire new Government Properties, repay a portion of the indebtedness outstanding under the Credit Facility, fully repay the Company's mezzanine debt, purchase existing shares of the Company's 7.00% Series A Cumulative Convertible Preferred Stock ("Series A Preferred Stock") and for general corporate purposes.

The Series C Preferred Stock has an aggregate liquidation preference of \$90,000,000, plus any accrued and unpaid dividends thereon. The Series C Preferred Stock is senior to the Company's common stock, Series A Preferred Stock and Series B Preferred Stock and any class or series of capital stock expressly designated as ranking junior to the Series C Preferred Stock as to distribution rights and rights upon liquidation, dissolution or winding up. The Series C Preferred Stock ranks on a parity with any class or series of the Company's capital stock expressly designated as ranking on a parity with the Series C Preferred Stock as to distribution rights and rights upon liquidation, dissolution or winding up.

The Series C Preferred Stock is mandatorily redeemable by the Company on August 14, 2027 ("Mandatory Redemption Date") at a redemption price equal to the \$25.00 liquidation preference per share, plus the amount of any accrued and unpaid dividends on the Series C Preferred Stock.

The Company may, at its option, redeem the Series C Preferred Stock, in whole or in part, at any time on or after August 14, 2023 at a redemption price equal to \$25.00 per share, plus the amount of any accrued and unpaid dividends (whether or not declared).

Holders of the Series C Preferred Stock generally have no voting rights. However, the affirmative vote of at least two-thirds of the outstanding shares of the Series C Preferred Stock (voting as a separate class) is required to amend the Company's charter (including the Articles Supplementary classifying and designating the Series C Preferred Stock) in a manner that materially and adversely affects the rights of the holders of the Series C Preferred Stock.

If the Company fails to redeem the Series C Preferred Stock by the Mandatory Redemption Date, and such non-compliance remains uncured by the Company on the nine-month anniversary following the Mandatory Redemption Date (a "Failed Redemption"), holders of Series C Preferred Stock shall have the right to elect a majority of the members of the Company's Board of Directors (the "Board") at a special meeting scheduled by the Company to be held no later than 90 days after the Failed Redemption. The number of directors will be automatically increased to such number as is necessary to enable the holders of Series C Preferred Stock to exercise such right. If, at any time following a Failed Redemption, the Company completes the redemption, the terms of any and all directors elected by the holders of Series C Preferred Stock will automatically expire immediately following such redemption and the number of directors will be automatically decreased by a corresponding number.

In accordance with FASB ASU No. 2017-11, "Distinguishing Liability from Equity" (Topic 480), the Company has classified the Series C Preferred Stock as a liability as it has characteristics that require liability classification. The Series C Preferred Stock is presented as mandatorily redeemable preferred stock, net of unamortized deferred offering costs, on the Company's Consolidated Balance Sheets. Further, the related dividend payments are recorded as a component of interest expense in the Consolidated Statements of Operations. For the years ended December 31, 2023 and 2022, the Company recognized interest expense related to the Company's Series C Preferred Stock of \$6,300,000.

The Series C Preferred Stock is entitled to a dividend of 7.00% per annum, accruing from the date of issuance, on a cumulative basis, quarterly in arrears. Dividends continue to accrue even if not authorized, declared, or paid. As of December 31, 2023 and 2022, accrued, unpaid preferred stock dividends on the Company's Series C Preferred Stock were \$1,575,000 reported in declared dividends and distributions on the Company's Consolidated Balance Sheets.

The Company incurred \$3,478,086 in placement agent fees and legal and other professional fees related to the Series C Offering. These costs are recorded as deferred offering costs on the Consolidated Balance Sheets as a direct deduction from the carrying amount of the mandatorily redeemable preferred stock liability and are being amortized using the effective interest method over the mandatory redemption period.

As of December 31, 2023 and 2022, the Company had 3,600,000 shares of the Series C Preferred Stock issued and outstanding.

For the years ended December 31, 2023 and 2022, the Company amortized \$468,317 and \$433,843, respectively, of deferred offering costs related to the Series C Preferred Stock in interest expense in the Consolidated Statements of Operations. Accumulated amortization of the deferred offering costs was \$1,449,439 and \$981,123 as of December 31, 2023 and 2022, respectively.

11. Related Parties

Preferred Stock

On January 11, 2023, the Company issued 650,000 shares of its Series B Preferred Stock to Hale Government Building Fund, LP (“HGBF”), an investor affiliated with Hale Partnership Capital Management, LLC (“HPCM”), for total proceeds of \$6,500,000, to partially fund the acquisition of the Company’s real property located in Everett, Washington. Steven A. Hale II, the Company’s Chairman and Chief Executive Officer, is the manager of HPCM. HPCM serves as investment manager or adviser to commingled funds, group trusts and separate accounts (such investment companies, funds, trusts, and accounts, collectively referred to as the “Funds”), including HGBF. In certain cases, HPCM may act as an adviser or sub-adviser to certain Funds. In its role as investment adviser, sub-adviser and/or manager, HPCM may possess voting and/or investment power over the securities of the Company owned by the Funds.

On March 30, 2023, the Company issued 350,000 shares of its Series B Preferred Stock to HGBF, for total proceeds of \$3,500,000, to partially fund the Company’s development projects.

On June 26, 2023, the Company issued 100,000 shares of its Series B Preferred Stock to HP HoldCo, for total proceeds of \$1,000,000, to partially fund the Company’s development projects.

On June 27, 2023, the Company issued 250,000 shares of its Series B Preferred Stock to HGBF, for total proceeds of \$2,500,000, to partially fund the Company’s development projects and the acquisition of the Company’s corporate office in Winston-Salem, North Carolina.

Leases

In June 2023, the Company entered into a corporate office lease in Charlotte, North Carolina with an entity affiliated with HPCM. See Note 15 – Commitments and Contingencies for details.

Notes Payable

In June 2023, the Company, through certain of its subsidiaries, entered into the Note Payable Facility with HP HoldCo and HCM Agency with total availability of up to \$2,500,000. In October 2023, the Note Payable Facility was amended to increase the total availability from \$2,500,000 to \$4,500,000 and to add Hale ICFG as an additional lender to the facility. Borrowings under the Note Payable Facility shall bear interest based on 3-month term SOFR plus 340 basis points. The Note Payable Facility matures on June 30, 2024. As of December 31, 2023, the Company had \$4,500,000 outstanding on the Note Payable Facility. Subsequent to December 31, 2023, the Note Payable Facility was amended and restated to, among other things, increase the total availability from \$4,500,000 to \$10,000,000. For further information, see Note 16 – Subsequent Events.

Joint Venture

On December 14, 2023, the Company, through the Operating Partnership, acquired a 20% interest in the GOV-Hale JV for an initial capital contribution of \$1,784,000. The remaining 80% interest in the GOV-Hale JV is owned by the Hale Funds. Subject to certain conditions set forth in the joint venture agreement, the Company has the right to elect to purchase from the Hale Funds a portion of their interest in the GOV-Hale JV up to an amount that would result in the Company holding a 49% interest in the GOV-Hale JV. Further, subject to certain conditions set forth in the joint venture agreement, the Company has the right to require the Hale Funds to purchase, and the Hale Funds have a separate right to elect to purchase, some or all of the Company's interest in the GOV-Hale JV.

12. Leases and Tenants

The Company's properties are subject to operating leases that have a period in which the lease term is non-cancellable generating future minimum contractual rent payments due from tenants. Remaining non-cancellable lease terms range from 0.5 to 18.0 years as of December 31, 2023. The future minimum rents under non-cancellable leases as of December 31, 2023 are as follows:

<u>Year Ended</u>	<u>Future Minimum Rents</u>
2024	\$ 14,591,016
2025	14,958,578
2026	15,294,998
2027	13,998,453
2028	12,076,009
Thereafter	59,396,375
Total	<u>\$ 130,315,429</u>

The properties are 98% leased to the U.S. government and administered by either the GSA or the occupying agency. At December 31, 2023, the weighted average lease term was 5.4 years if all of the tenants' early termination rights are exercised and 8.8 years if none of the tenants' early termination rights are exercised. Non-cancellable lease maturities range from 2024 to 2041.

13. Stockholders' Equity

Series A Preferred Stock

In 2016, the Company issued 144,500 shares of its Series A Preferred Stock to various investors in exchange for a total of \$3,612,500, or \$25.00 per share. The Series A Preferred Stock will automatically convert into common stock upon the occurrence of the Company's listing on a national securities exchange. As the listing event did not occur on or prior to March 31, 2020, holders of the Series A Preferred Stock may, at their option, at any time and from time to time after such date, convert all, but not less than all, of their outstanding shares of Series A Preferred Stock into common stock. The shares of Series A Preferred Stock are convertible into shares of common stock in accordance with the following formula:

Conversion Amount = $((\$25.00 * X1) + X2) / \$10.00 + 0.2 * ((\$25.00 * X1) / \$10.00)$ where:

"X1" means the number of shares of Series A Preferred Stock held by the applicable holder; and

"X2" means the aggregate accrued but unpaid dividends on the holder's shares of Series A Preferred Stock as of the applicable conversion date.

On August 21, 2020, the Company offered to repurchase all of its outstanding shares of Series A Preferred Stock for \$25.00 per share (the "Repurchase Price"), using a portion of the net proceeds from the Series C Offering (the "Series A Repurchase Offer"). The Repurchase Price was equal to the liquidation preference per share of Series A Preferred Stock. The Series A Repurchase Offer expired on September 11, 2020. The Series A Repurchase Offer was designed to provide liquidity to holders of the Company's Series A Preferred Stock, for which there is no public market, and to lower the Company's costs of operations. The Company repurchased 113,500 shares of Series A Preferred Stock for an aggregate repurchase price of \$2,837,500.

As of December 31, 2023 and 2022, there were 31,000 shares of Series A Preferred Stock outstanding.

Series B Preferred Stock

On March 19, 2019, the Company issued 1,050,000 shares of its Series B Preferred Stock in exchange for total proceeds of \$10,500,000, or \$10.00 per share. The Series B Preferred Stock will automatically convert into common stock upon the occurrence of the Company's listing on a national securities exchange. As the listing event did not occur on or prior to March 31, 2020, holders of the Series B Preferred Stock may, at their option, at any time and from time to time after such date, convert all, but not less than all, of their outstanding shares of Series B Preferred Stock into common stock. Upon conversion, a holder of shares of Series B Preferred Stock will receive a number of shares of common stock equal to the original issue price of the Series B Preferred Stock (plus any accrued and unpaid dividends) divided by the lesser of (i) \$9.10 or (ii) the fair market value per share of the common stock.

On September 20, 2021, the Company filed Articles Supplementary with the State Department of Assessments and Taxation of Maryland classifying and designating an additional 1,600,000 authorized but unissued shares of Series B Preferred Stock. After giving effect to such Articles Supplementary, the total number of shares of Series B Preferred Stock which the Company has authority to issue is 3,650,000.

During the year ended December 31, 2023, the Company issued a total of 1,350,000 shares of Series B Preferred Stock for total proceeds of \$13,500,000. There was no Series B Preferred Stock issued during the year ended December 31, 2022.

As of December 31, 2023 and 2022, there were 3,650,000 and 2,300,000 shares of Series B Preferred Stock outstanding, respectively.

Common Stock

On November 7, 2016, the Company's offering statement on Form 1-A filed in connection with its securities offering pursuant to Regulation A (the "Regulation A Offering"), was qualified by the SEC. The Regulation A Offering's minimum and maximum offering amounts were \$3,000,000 and \$30,000,000, respectively, at an offering price of \$10.00 per share. The initial purchase of common stock with respect to the Regulation A Offering occurred on May 18, 2017. In November 2019, the Regulation A Offering expired and the Company did not file a post-qualification amendment to extend the Regulation A Offering.

As of December 31, 2023 and 2022, there were 1,606,416 and 1,583,124 shares of common stock outstanding, respectively.

Equity-Based Stock Awards

On December 31, 2022, the Company granted an aggregate of 23,292 restricted shares of common stock to certain of its non-officer directors valued at \$5.41 per share, the estimated fair market value per share of the REIT's common stock as of June 30, 2022. The shares accrued dividends during the vesting period which were paid once fully vested. For the years ended December 31, 2023 and December 31, 2022, the Company recognized \$125,665 and \$345 of equity-based compensation related to this grant, respectively. These shares fully vested on December 31, 2023.

On December 31, 2021, the Company granted an aggregate of 13,668 restricted shares of common stock to certain of its non-employee directors valued at \$9.22 per share, the estimated fair market value per share of the REIT's common stock as of June 30, 2021. The shares paid dividends on the number of shares issued without regard to the number of shares vested. For the year ended December 31, 2022, the Company recognized \$125,674 of equity-based compensation related to this grant. These shares fully vested on December 31, 2022.

Operating Partnership Common Units (“OP Units”)

OP Units are a class of limited partnership interest in the Operating Partnership. Holders of OP Units have the right to require the Operating Partnership to redeem their OP Units. The Operating Partnership has the discretion to redeem such OP Units for either (i) an amount of cash per OP Unit equal to the value of one share of the REIT’s common stock, or (ii) shares of the REIT’s common stock at a 1:1 ratio.

As of December 31, 2023 and 2022, there were 1,118,416 OP Units outstanding. The Company did not issue any OP Units during the years ended December 31, 2023 and 2022. In addition, no OP Units were redeemed during the years ended December 31, 2023 and 2022.

Long-Term Incentive Plan Units

LTIP Units are a special class of partnership interest in the Operating Partnership. Each LTIP Unit is convertible into an OP Unit of the Operating Partnership at a 1:1 ratio which can then be further exchanged into shares of the REIT’s common stock at a 1:1 ratio. No LTIP Units were exchanged into OP Units or shares of common stock of the REIT during the years ended December 31, 2023 and 2022. No LTIP Units were granted during the year ended December 31, 2023.

On December 31, 2022, the Company granted an aggregate of 82,259 LTIP Units to certain officers of the Company that vested immediately upon the grant date and 7,764 LTIP Units to certain non-officer directors that became fully vested on December 31, 2023. The fair value of each grant was \$5.41 per LTIP Unit, the estimated fair market value per share of the REIT’s common stock as of June 30, 2022.

In January 2022, the Company granted an aggregate of 62,000 LTIP Units to certain officers and employees of the Company that vested over two years. In April 2022, the Company granted 10,000 LTIP Units to an employee of the Company that vest over three years. The fair value of each grant was \$9.22 per LTIP Unit, the estimated fair market value per share of the REIT’s common stock as of June 30, 2021.

On December 21, 2020, the Company granted 196,953 LTIP Units that vest over five years. The fair value of the grant was \$9.33 per LTIP Unit, the estimated net asset value per share of the REIT’s common stock as of June 30, 2020.

As of December 31, 2023 and 2022, the Company had granted a total of 540,729 LTIP Units. For the years ended December 31, 2023 and 2022, the Company recognized a total of \$725,726 and \$1,224,489 of equity-based compensation expense, respectively.

The remaining equity-based compensation expense to be recognized in future periods is approximately \$764,017.

Dividends and Distributions

During the years ended December 31, 2023 and 2022, the REIT declared dividends on its Series A Preferred Stock of \$54,250. As of December 31, 2023 and 2022, accrued, unpaid preferred stock dividends on the Series A Preferred Stock were \$13,563, which are reported in declared dividends and distributions on the Company’s Consolidated Balance Sheets.

During the years ended December 31, 2023 and 2022, the REIT declared dividends on its Series B Preferred Stock of \$3,374,575 and \$2,300,000, respectively. As of December 31, 2023 and 2022, accrued, unpaid preferred stock dividends on the Series B Preferred Stock were \$912,500 and \$575,000, respectively, which are reported in declared dividends and distributions on the Company’s Consolidated Balance Sheets.

During the years ended December 31, 2023 and 2022, the REIT declared dividends on its Series C Preferred Stock of \$6,300,000. As of December 31, 2023 and 2022, accrued, unpaid preferred stock dividends on the Series C Preferred Stock were \$1,575,000, which are reported in declared dividends and distributions on the Company's Consolidated Balance Sheets.

During the years ended December 31, 2023 and 2022, the REIT declared dividends on its common stock of \$473,893 and \$870,718, respectively. As of December 31, 2023 and 2022, accrued, unpaid common stock dividends were \$22,702 and \$217,680, respectively, which are reported in declared dividends and distributions on the Company's Consolidated Balance Sheets.

During the years ended December 31, 2023 and 2022, the Operating Partnership declared distributions of \$489,448 and \$861,642, respectively, with respect to its OP Units and LTIP Units. As of December 31, 2023 and 2022, accrued, unpaid distributions on the OP Units and LTIP Units were \$18,804 and \$215,753, respectively, which are reported in declared dividends and distributions on the Company's Consolidated Balance Sheets.

14. Noncontrolling Interest

The Company's noncontrolling interest represents the portion of common units in the Company's Operating Partnership not attributable to the Company. The Company's noncontrolling interest was 48.9% and 48.0% at December 31, 2023 and 2022, respectively.

Holmwood and Holmwood Capital Advisors, LLC, a Delaware limited liability company ("HCA"), owned an aggregate 36.6% and 37.8% of the noncontrolling interest in the Operating Partnership as of December 31, 2023 and 2022, respectively.

15. Commitments and Contingencies

The property located in Cape Canaveral, Florida was purchased subject to a ground lease. The ground lease has an extended term of 30 years and expires in December 2045 with one 10-year renewal option. This lease includes a variable lease component that adjusts every three years based on changes in the consumer price index. The Company made ground lease payments of \$91,207 and \$77,937 during the years ended December 31, 2023 and 2022, respectively. The Company incurred variable lease payments of \$13,270 during the year ended December 31, 2023. There were no variable lease payments incurred during the year ended December 31, 2022.

The Company has two parking lot leases in connection with its property located in San Antonio, Texas. These leases commenced on June 1, 2015 and have an initial term of 10 years with two 5-year renewal options. The Company made payments of \$18,000 on these leases during the years ended December 31, 2023 and 2022.

The Company had an office lease in Winston-Salem, North Carolina. The original lease term expired in February 2022 and was month-to-month through May 2023. On June 21, 2023, the Company executed an amendment to extend the lease term through November 30, 2023. The Company made payments of \$22,000 and \$24,000 on this lease during the years ended December 31, 2023 and 2022, respectively.

In April 2022, the Company entered into a corporate office lease in Atlanta, Georgia. The lease commenced on April 1, 2022 and has a term of 26 months. The Company made payments of \$47,674 and \$31,320 on this lease during the years ended December 31, 2023 and 2022, respectively. This lease includes variable lease payments that, in the future, will vary based on changes in real estate tax rates and share of expenditures of the leased premises. The Company has elected not to separate lease and non-lease components for its corporate office leases. The Company recorded a right-of-use asset and operating lease liability of \$92,829 at lease commencement.

In June 2023, the Company entered into a corporate office lease in Charlotte, North Carolina with an entity affiliated with HPCM. The lease commenced on April 1, 2022 and has a term of 36 months. The Company made payments on this lease of \$32,821 during the year ended December 31, 2023. The Company recorded a right-of-use asset of \$32,567 and an operating lease liability of \$33,126 upon lease execution.

In June 2023, the Gulfport Property was purchased subject to a ground lease. The ground lease has an initial term of 40 years and expires in September 2036 with two 10-year renewal options. The total rental payment of \$147,400 was paid at inception of the initial term of the lease. The Company recorded a right-of-use asset of \$48,826 at the time of acquisition.

As of December 31, 2023 and 2022, the unamortized balances associated with the Company's right-of-use operating lease assets were \$1,266,164 and \$1,280,770, respectively, and the unamortized balances associated with the Company's operating lease liabilities were \$1,222,767 and \$1,287,034, respectively. The Company's right-of-use operating lease assets are included in Prepaid expenses and other assets and the operating lease liabilities are included in Accrued expenses and other liabilities on the Consolidated Balance Sheets. The Company used its incremental borrowing rate, which was arrived at utilizing prevailing market rates and the spread on the Credit Facility, in order to determine the net present value of the minimum lease payments. As of December 31, 2023, the weighted-average discount rate for the Company's operating leases was 4.48%.

The following is a summary of the Company's lease costs on its operating leases for the years ended December 31, 2023 and 2022:

	For the years ended December 31,	
	2023	2022
Lease cost:		
Operating lease cost	\$ 195,754	\$ 153,420
Variable lease cost	13,270	—
Short-term lease cost	1,327	1,148
Total lease cost	\$ 210,351	\$ 154,568

Future minimum rent payments with respect to the Company's operating leases subsequent to December 31, 2023 are as follows:

Year Ended	Future Minimum Rents
2024	\$ 135,852
2025	101,413
2026	96,837
2027	96,837
2028	96,837
Thereafter	1,346,581
Total future minimum lease payments	\$ 1,874,357
Imputed interest	(651,590)
Total	\$ 1,222,767

Property Management Fees

The Company contracts with third party property managers to provide property management services at its properties. The third party property management fee is generally due and payable on a monthly basis at the beginning of each month. The Company incurred third party property management fees of \$321,093 and \$289,046 for the years ended December 31, 2023 and 2022, respectively. The Company had \$7,134 of accrued third party property management fees as of December 31, 2023. There were no accrued third party property management fees as of December 31, 2022. Accrued third party property management fees are included in Accounts payable on the Consolidated Balance Sheets.

Legal Proceedings

The Company can be party to or otherwise be involved in legal proceedings arising in the normal and ordinary course of business. Other than the following, the Company is not aware of any proceeding, threatened or pending, against it which, if determined adversely, would have a material effect on its business, results of operations, cash flows or financial position.

On May 14, 2020, HCA and Holmwood filed suit in the Delaware Chancery Court against the REIT and the Operating Partnership. The suit alleges that the Company: (1) improperly calculated the termination fee and other amounts due to HCA under its Management Agreement with the Company; (2) improperly paid portions of the termination fee and other amounts in common stock (as opposed to other common equity interests in the Company); (3) failed to repay loans allegedly made to the Company by the plaintiffs; and (4) improperly denied HCA powers granted by the Management Agreement to control the day-to-day business and affairs of the REIT and the Operating Partnership. The suit also alleges that the Company cannot recoup certain expenses to which the Company claims entitlement. The Company intends to vigorously defend against the claims and has brought counterclaims in the matter. Because the litigation is in its early stages, at this time, the Company cannot estimate the financial impact of the litigation on the Company, if any.

16. Subsequent Events

Subsequent events have been evaluated through April 26, 2024, the date these consolidated financial statements were available to be issued.

The Company evaluates events that have occurred after the balance sheet date but before the consolidated financial statements are issued. Based upon the evaluation, the Company did not identify any recognized or non-recognized subsequent events that would have required adjustment or disclosure in the consolidated financial statements, other than listed below.

Dividends and Distributions

On January 5, 2024, the REIT and the Operating Partnership paid accrued common dividends, preferred dividends, and distributions of \$22,166, \$2,501,062, and \$18,082, respectively.

On March 28, 2024, the Company declared an aggregate dividend of \$2,517,127 with respect to its Series A Preferred Stock, Series B Preferred Stock, Series C Preferred Stock and common stock, representing \$0.4375, \$0.25, \$0.4375 and \$0.01 per share, respectively, for stockholders of record on March 25, 2024. The aggregate dividend was paid on April 5, 2024.

On March 28, 2024, the Operating Partnership declared an aggregate distribution of \$16,064 with respect to its OP Units and LTIP Units, representing \$0.01 per unit for holders of record on March 25, 2024. The aggregate distribution was paid on April 10, 2024.

Bridge Loan Facility Extension

On February 1, 2024, the Company, through its Operating Partnership, amended the Bridge Loan Agreement to extend the maturity date of the facility to June 30, 2024.

Note Payable Facility

On March 29, 2024, the Company, through certain of its subsidiaries, amended and restated the Note Payable Facility to increase the total availability from \$4,500,000 to \$10,000,000 and added Hale Partnership Fund, LP, Clark-Hale Fund, LP, Dickinson-Hale Fund, LP and Smith-Hale Fund, LP, all of which are entities affiliated with HPCM, as additional lenders to the facility. Further, on March 29, 2024, the Company borrowed \$5,500,000 under the Note Payable Facility to partially fund the Company's development projects.

Item 8. Exhibits

The following exhibits are filed as part of this annual report on Form 1-K:

Exhibit Number	Description
2.1	<u>Articles of Incorporation of HC Government Realty Trust, Inc., incorporated by reference to Exhibit 2.1 to the Company's Offering Statement on Form 1-A filed on June 15, 2016</u>
2.2.1	<u>Articles Supplementary of HC Government Realty Trust, Inc. classifying and designating the 7.00% Series A Cumulative Convertible Preferred Stock, incorporated by reference to Exhibit 2.2 to the Company's Offering Statement on Form 1-A filed on June 15, 2016</u>
2.2.2	<u>Certificate of Correction to the Articles Supplementary classifying and designating the 7.00% Series A Cumulative Convertible Preferred Stock of HC Government Realty Trust, Inc., incorporated by reference to Exhibit 2.6 to the Company's Annual Report on Form 1-K filed on April 2, 2021</u>
2.3.1	<u>Articles Supplementary of HC Government Realty Trust, Inc. classifying and designating the 10.00% Series B Cumulative Convertible Preferred Stock, incorporated by reference to Exhibit 1.1 to the Company's Current Report on Form 1-U filed on March 19, 2019</u>
2.3.2	<u>Certificate of Correction to the Articles Supplementary classifying and designating the 10.00% Series B Cumulative Convertible Preferred Stock of HC Government Realty Trust, Inc., incorporated by reference to Exhibit 2.7 to the Company's Annual Report on Form 1-K filed on April 2, 2021</u>
2.3.3	<u>Articles Supplementary of HC Government Realty Trust, Inc. increasing the number of authorized shares of the 10.00% Series B Cumulative Convertible Preferred Stock of HC Government Realty Trust, Inc., incorporated by reference to Exhibit 2.5 to the Company's Annual Report on Form 1-K filed on April 29, 2022</u>
2.4	<u>Articles Supplementary of HC Government Realty Trust, Inc. classifying and designating the 7.00% Series C Cumulative Redeemable Preferred Stock, incorporated by reference to Exhibit 2.1 to the Company's Current Report on Form 1-U filed on August 18, 2020</u>
2.5.1	<u>Amended and Restated Bylaws of HC Government Realty Trust, Inc., incorporated by reference to Exhibit 1.2 to the Company's Current Report on Form 1-U filed on March 19, 2019</u>
2.5.2	<u>Amendment to Amended and Restated Bylaws of HC Government Realty Trust, Inc., incorporated by reference to Exhibit 2.7 to the Company's Annual Report on Form 1-K filed on April 29, 2022</u>
4.1	<u>Form of Common Stock Subscription Agreement, incorporated by reference to Exhibit 4.1 to the Company's Current Report on Form 1-U filed on December 21, 2017</u>
4.2	<u>Form of Series A Preferred Stock Subscription Agreement, incorporated by reference to Exhibit 4.2 to the Company's Annual Report on Form 1-K filed on April 27, 2023</u>
4.3	<u>Form of Series B Preferred Stock Subscription Agreement, incorporated by reference to Exhibit 4.1 to the Company's Current Report on Form 1-U filed on March 19, 2019</u>
4.4	<u>Form of Series C Preferred Stock Subscription Agreement, incorporated by reference to Exhibit 4.1 to the Company's Current Report on Form 1-U filed on August 18, 2020</u>
6.1.1	<u>Agreement of Limited Partnership of HC Government Realty Holdings, L.P., incorporated by reference to Exhibit 6.1 to the Company's Offering Statement on Form 1-A filed on June 15, 2016</u>
6.1.2	<u>First Amendment to the Agreement of Limited Partnership of HC Government Realty Holdings, L.P., incorporated by reference to Exhibit 6.2 to the Company's Offering Statement on Form 1-A filed on June 15, 2016</u>
6.1.3	<u>Second Amendment to the Agreement of Limited Partnership Agreement of HC Government Realty Holdings, L.P., dated March 14, 2019, incorporated by reference to Exhibit 6.1 to the Company's Current Report on Form 1-U filed on March 19, 2019</u>
6.1.4	<u>Third Amendment to the Agreement of Limited Partnership of HC Government Realty Holdings, L.P., dated August 12, 2020, incorporated by reference to Exhibit 6.1 to the Company's Current Report on Form 1-U filed on August 18, 2020</u>
6.1.5	<u>Fourth Amendment to the Agreement of Limited Partnership of HC Government Realty Holdings, L.P., dated September 20, 2021, incorporated by reference to Exhibit 6.23 to the Company's Annual Report on Form 1-K filed on April 29, 2022</u>
6.2	<u>Limited Liability Company Agreement of Holmwood Portfolio Holdings, LLC, incorporated by reference to Exhibit 6.3 to the Company's Offering Statement on Form 1-A filed on June 15, 2016</u>

- 6.3.1 [Contribution Agreement by and between Holmwood Capital, LLC and HC Government Realty Holdings, L.P., incorporated by reference to Exhibit 6.4 to the Company's Pre-Qualification Amendment No. 2 to its Offering Statement on Form 1-A filed on September 16, 2016](#)
- 6.3.2 [First Amendment to Contribution Agreement by and between Holmwood Capital, LLC and HC Government Realty Holdings, L.P., dated as of June 10, 2016, incorporated by reference to Exhibit 6.25 to the Company's Pre-Qualification Amendment No. 2 to its Offering Statement on Form 1-A filed on September 16, 2016](#)
- 6.3.3 [Second Amendment to Contribution Agreement by and between Holmwood Capital, LLC and HC Government Realty Holdings, L.P., dated as of May 26, 2017, incorporated by reference to Exhibit 6.1 to the Company's Current Report on Form 1-U filed on June 2, 2017](#)
- 6.4 [Form of Tax Protection Agreement by and between Holmwood Capital, LLC and HC Government Realty Holdings, L.P., incorporated by reference to Exhibit 6.5 to the Company's Pre-Qualification Amendment No. 1 to its Offering Statement on Form 1-A filed on July 29, 2016](#)
- 6.5.1 [HC Government Realty Trust, Inc. 2016 Long Term Incentive Plan, incorporated by reference to Exhibit 6.12 to the Company's Pre-Qualification Amendment No. 4 to its Offering Statement on Form 1-A filed on October 24, 2016](#)
- 6.5.2 [First Amendment to HC Government Realty Trust, Inc. 2016 Long Term Incentive Plan, incorporated by reference to Exhibit 6.15 to the Company's Annual Report on Form 1-K filed on April 2, 2021](#)
- 6.5.3 [Second Amendment to HC Government Realty Trust, Inc. 2016 Long Term Incentive Plan, incorporated by reference to Exhibit 6.15.1 to the Company's Annual Report on Form 1-K filed on April 29, 2022](#)
- 6.6.1 [Credit Agreement, dated December 3, 2021, by and among HC Government Realty Holdings, L.P., as Borrower, HC Government Realty Trust, Inc., Holmwood Portfolio Holdings, LLC and certain subsidiaries of HC Government Realty Holdings, L.P., as Guarantors, KeyBank National Association, as Syndication Agent and Administrative Agent, KeyBanc Capital Markets, Inc., as Sole Bookrunner and Lead Arranger, and the Lenders from time to time party thereto, incorporated by reference to Exhibit 6.20 to the Company's Annual Report on Form 1-K filed on April 29, 2022](#)
- 6.6.2 [First Amendment to Amended and Restated Credit Agreement, dated April 14, 2023, by and among HC Government Realty Holdings, L.P., as Borrower, HC Government Realty Trust, Inc., Holmwood Portfolio Holdings, LLC and certain subsidiaries of HC Government Realty Holdings, L.P., as Guarantors, KeyBank National Association, as syndication agent and administrative agent, KeyBanc Capital Markets, Inc., as sole bookrunner and lead arranger, and the lenders from time to time party thereto, incorporated by reference to Exhibit 6.18 to the Company's Annual Report on Form 1-K filed on April 27, 2023](#)
- 6.7 [Real Estate Purchase Agreement, by and among HC Government Realty Holdings, LP and each party listed as a "Seller" on Exhibit "A" attached thereto, dated June 14, 2022, incorporated by reference to Exhibit 6.1 to the Company's Current Report on Form 1-U filed on June 21, 2022](#)
- 6.8 [Membership Interest Purchase and Sale Agreement by and among HC Government Realty Holdings, LP, Catalyst Encore LLC, Catalyst Government Properties LLC, Veterans Appreciation Fund LP and Encore VA Services LLC, dated June 14, 2022, incorporated by reference to Exhibit 6.2 to the Company's Current Report on Form 1-U filed on June 21, 2022](#)
- 6.9 [HC Government Realty Trust, Inc. 2022 Long Term Incentive Plan, incorporated by reference to Exhibit 6.17 to the Company's Annual Report on Form 1-K filed on April 27, 2023](#)
- 6.10.1* [Bridge Loan Agreement, dated August 4, 2023, by and among HC Government Realty Holdings, L.P., as Borrower, HC Government Realty Trust, Inc., Holmwood Portfolio Holdings, LLC and certain subsidiaries of HC Government Realty Holdings, L.P., as Guarantors, KeyBank National Association, as Administrative Agent, and the Lenders from time to time party thereto](#)
- 6.10.2* [First Amendment to Bridge Loan Agreement, dated September 29, 2023, by and among HC Government Realty Holdings, L.P., as Borrower, HC Government Realty Trust, Inc., Holmwood Portfolio Holdings, LLC and certain subsidiaries of HC Government Realty Holdings, L.P., as Guarantors, KeyBank National Association, as Administrative Agent, and the Lenders from time to time party thereto](#)
- 6.10.3* [Second Amendment to Bridge Loan Agreement, dated February 1, 2024, by and among HC Government Realty Holdings, L.P., as Borrower, HC Government Realty Trust, Inc., Holmwood Portfolio Holdings, LLC and certain subsidiaries of HC Government Realty Holdings, L.P., as Guarantors, KeyBank National Association, as Administrative Agent, and the Lenders from time to time party thereto](#)
- 8.1 [Form of Escrow Agreement by and among Branch Banking & Trust Company, HC Government Realty Trust, Inc., and Orchard Securities, LLC, incorporated by reference to Exhibit 8.1 to the Company's Pre-Qualification Amendment No. 4 to its Offering Statement on Form 1-A filed on October 24, 2016](#)

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- 8.2 [Assignment of Escrow Agreement by and among HC Government Realty Trust, Inc., Branch Banking & Trust Company, Orchard Securities, LLC and SANDLAPPER Securities, LLC, dated as of April 10, 2017, incorporated by reference to Exhibit 8.1 to the Company's Current Report on Form 1-U filed on April 25, 2017](#)
 - 8.3 [Assignment of Escrow Agreement by and among HC Government Realty Trust, Inc., Branch Banking & Trust Company, Boustead Securities, LLC and SANDLAPPER Securities, LLC, dated as of December 20, 2017, incorporated by reference to Exhibit 8.1 to the Company's Current Report on Form 1-U filed on December 21, 2017.](#)
 - 9.1 [Letter from Cherry Bekaert LLP, dated July 8, 2022, incorporated by reference to Exhibit 9.1 to the Company's Current Report on Form 1-U filed on July 8, 2022](#)

* Filed herewith.

SIGNATURES

Pursuant to the requirements of Regulation A, the issuer has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized, on April 26, 2024.

HC GOVERNMENT REALTY TRUST, INC.

By: /s/ Steven A. Hale II
Steven A. Hale II
Chairman and Chief Executive Officer

Pursuant to the requirements of Regulation A, this report has been signed by the following persons in the capacities and on the dates indicated.

<u>Name</u>	<u>Title</u>	<u>Date</u>
<u>/s/ Steven A. Hale II</u> Steven A. Hale II	Chairman and Chief Executive Officer (principal executive officer)	<u>April 26, 2024</u>
<u>/s/ Jacqlyn Piscetelli</u> Jacqlyn Piscetelli	Chief Financial Officer, Treasurer and Secretary (principal financial officer and principal accounting officer)	<u>April 26, 2024</u>
<u>/s/ Brad G. Garner</u> Brad G. Garner	Director	<u>April 26, 2024</u>
<u>/s/ Jeffrey S. Stewart</u> Jeffrey S. Stewart	Director	<u>April 26, 2024</u>
<u>/s/ Anthony J. Sciacca, Jr.</u> Anthony J. Sciacca, Jr.	Director	<u>April 26, 2024</u>
<u>/s/ John R. Linker</u> John R. Linker	Director	<u>April 26, 2024</u>

BRIDGE LOAN AGREEMENT

Dated as of August 4, 2023

by and among

HC GOVERNMENT REALTY HOLDINGS, L.P.,
as the Borrower,

HC GOVERNMENT REALTY TRUST, INC.,
HOLMWOOD PORTFOLIO HOLDINGS, LLC,
AND CERTAIN SUBSIDIARIES OF THE BORROWER,
as Guarantors

THE LENDERS FROM TIME TO TIME PARTY HERETO,

and

KEYBANK NATIONAL ASSOCIATION,
as Administrative Agent

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This BRIDGE LOAN AGREEMENT (this "Agreement") dated as of August 4, 2023, by and among HC GOVERNMENT REALTY HOLDINGS, L.P., a Delaware limited partnership (the "**Borrower**"), certain Subsidiaries of the Borrower as Subsidiary guarantors (together with each other Person that may become a guarantor from time to time pursuant to Section 5.1, each individually, a "**Subsidiary Guarantor**" and collectively, the "**Subsidiary Guarantors**"), HC GOVERNMENT REALTY TRUST, INC., a Maryland corporation, as parent guarantor (the "**Parent Guarantor**"), and HOLMWOOD PORTFOLIO HOLDINGS, LLC, a Delaware limited liability company ("**Holmwood**"; and together with the Parent Guarantor and the Subsidiary Guarantors, collectively, the "**Guarantors**"), the Lenders from time to time party hereto, and KEYBANK NATIONAL ASSOCIATION, as administrative Agent (the "**Administrative Agent**"). As of the Effective Date, KeyBank National Association is the sole Lender under this Agreement.

WHEREAS, the Borrower has requested that the Lenders provide a bridge loan facility to it in the aggregate principal amount of \$25,000,000, and the Lenders are willing to do so on the terms and subject to the conditions set forth herein;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties hereto, the parties hereto covenant and agree as follows:

ARTICLE I. DEFINITIONS

Section 1.1 Definitions; General.

In addition to terms defined elsewhere herein, the following terms shall have the following meanings for the purposes of this Agreement:

"**Additional Costs**" has the meaning given that term in Section 4.1(b).

"**Adjusted Consolidated EBITDA**" means, for any Reference Period, (a) Consolidated EBITDA for such Reference Period minus (b) Capital Reserves for all Real Estate Assets (excluding Development Assets) as of the last day of such Reference Period.

"**Adjusted Daily Simple SOFR**" means with respect to a Daily Simple SOFR Loan, the greater of (1) the sum of (a) Daily Simple SOFR and (b) the applicable SOFR Index Adjustment and (2) the Floor.

"**Adjusted NOI**" means, for any Reference Period, with respect to any Real Estate Asset, (i) Property NOI from such Real Estate Asset(s) for such Reference Period, minus (ii) the Capital Reserves with respect to such Real Estate Asset(s) as of the last day of such Reference Period.

"**Adjusted Term SOFR**" means for any Available Tenor and Interest Period with respect to a SOFR Loan, the greater of (1) the sum of (a) Term SOFR for such Interest Period and (b) the applicable SOFR Index Adjustment and (2) the Floor.

“**Administrative Agent**” means KeyBank, as contractual representative for the Lenders under the terms of this Agreement, and any of its successors and duly appointed assigns.

“**Administrative Questionnaire**” means the Administrative Questionnaire completed by each Lender and delivered to the Administrative Agent in a form supplied by the Administrative Agent to the Lenders from time to time.

“**Advance Rate**” means fifty-five percent (55%).

“**Affected Financial Institution**” means (a) any EEA Financial Institution or (b) any UK Financial Institution

“**Affiliate**” means, when used with respect to a specified Person, another Person that directly, or indirectly through one or more intermediaries, Controls or is Controlled by or is under common Control with the Person specified. In no event shall the Administrative Agent or any Lender be deemed to be an Affiliate of any Loan Party.

“**Agreement**” has the meaning set forth in the introductory paragraph hereof.

“**Anti-Corruption Laws**” means all Applicable Laws specifically concerning or relating to bribery or corruption.

“**Anti-Terrorism Laws**” means all Applicable Laws relating to terrorism or money laundering, including Executive Order No. 13224 on Terrorist Financing, effective September 24, 2001 and the Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act of 2001, Public Law 107-56.

“**Applicable Law**” means all international, foreign, federal, state and local statutes, treaties, rules, guidelines, regulations, ordinances, codes, executive orders, and administrative or judicial precedents or authorities, including the interpretation or administration thereof by any Governmental Authority charged with the enforcement, interpretation or administration thereof, and all applicable administrative orders, directed duties, requests, licenses, authorizations and permits of, and agreements with, any Governmental Authority, in each case whether or not having the force of law.

“**Applicable Lending Office**” means, with respect to each Lender, the office designated by such Lender to the Administrative Agent as such Lender’s lending office for all purposes of this Agreement. A Lender may have a different Applicable Lending Office for Base Rate Loans and SOFR Loans.

“**Applicable Margin**” means, (x) for any day with respect to any Loan bearing interest by reference to SOFR (other than pursuant to clause (c) of the definition of “Base Rate”), 2.40% per annum and (y) for any day with respect to with respect to any Loan bearing interest by reference to the Base Rate, 1.40% per annum.

“**Appraisal**” means an M.A.I. appraisal ordered by the Administrative Agent and prepared by a professional appraiser selected by the Administrative Agent, having at least the minimum qualifications required under the applicable Governmental Authority, including without limitation, FIRREA, and determining “as is” market value of the subject property as between a willing buyer and a willing seller.

“Appraised Value” means, with respect to any Real Estate Asset on any date of determination, the “as is” market value of such Real Estate Asset as reflected in the most recent Appraisal of such Real Estate Asset as of such date, as the same may have been reasonably adjusted by the Administrative Agent based upon its internal review of such Appraisal upon the addition of Borrowing Base Property pursuant to Section 5.1(b) or delivery of an Appraisal pursuant to Section 8.7(b), which review and adjustments (if any) are based on criteria and factors then generally used and considered by the Administrative Agent in determining the value of similar real estate properties, such Appraised Value to be reasonably satisfactory to the Requisite Lenders.

“Approved Fund” means any Fund that is administered or managed by (a) a Lender, (b) an Affiliate of a Lender or (c) an entity or an Affiliate of an entity that administers or manages a Lender.

“Approved Management Agreement” has the meaning assigned that term in clause (f) of the definition of Eligible Property.

“Assignment and Acceptance Agreement” means an Assignment and Acceptance Agreement entered into by a Lender and an Eligible Assignee (with the consent of any party whose consent is required by Section 13.5), and accepted by the Administrative Agent, substantially in the form of Exhibit A or any other form approved by the Administrative Agent.

“Assignment and Subordination of Management Agreement” means, collectively, each Assignment and Subordination of Management Agreement entered into by a Loan Party from time to time in favor of the Administrative Agent, for the benefit of the Administrative Agent, the Lenders and the Specified Derivatives Providers, with respect to a Property Management Agreement over a Borrowing Base Property or other Management Agreement, substantially in the form attached hereto as Exhibit O.

“Assignments of Leases and Rents” means, to the extent requested by the Administrative Agent, each Assignment of Leases and Rents from time to time entered into by a Loan Party for the benefit of the Administrative Agent, the Lenders and the Specified Derivatives Providers in connection with any Borrowing Base Property. Any Assignment of Leases and Rents may, at the discretion of the Administrative Agent, be included within the applicable Mortgage.

“Assignments of Licenses, Permits and Contracts” means, collectively, to the extent requested by the Administrative Agent, each Assignment of Licenses, Permits and Contracts from time to time entered into by a Loan Party from time to time for the benefit of the Administrative Agent, the Lenders and the Specified Derivatives Providers in connection with any Borrowing Base Property. Any Assignment of Licenses, Permits and Contracts may, at the discretion of the Administrative Agent, be included within the applicable Mortgage.

“Available Tenor” means, as of any date of determination and with respect to the then-current Benchmark, (x) if such Benchmark is a term rate, any tenor for such Benchmark (or component thereof) that is or may be used for determining the length of an interest period pursuant to this Agreement, or (y) otherwise, any payment period for interest calculated with reference to such Benchmark (or component thereof) that is or may be used for determining any frequency of making payments of interest calculated with reference to such Benchmark, in each case, as of such date and not including, for the avoidance of doubt, any tenor for such Benchmark that is then-removed from the definition of “Interest Period” pursuant to Section 4.3(d).

“Bail-In Action” means the exercise of any Write-Down and Conversion Powers by the applicable Resolution Authority in respect of any liability of an Affected Financial Institution.

“Bail-In Legislation” means (a) with respect to any EEA Member Country implementing Article 55 of Directive 2014/59/EU of the European Parliament and of the Council of the European Union, the implementing law, regulation rule or requirement for such EEA Member Country from time to time which is described in the EU Bail-In Legislation Schedule and (b) with respect to the United Kingdom, Part I of the United Kingdom Banking Act 2009 (as amended from time to time) and any other law, regulation or rule applicable in the United Kingdom relating to the resolution of unsound or failing banks, investment firms or other financial institutions or their affiliates (other than through liquidation, administration or other insolvency proceedings).

“Base Rate” means, for any day, a rate per annum equal to the greatest of (a) the fluctuating annual rate of interest announced from time to time by KeyBank at its principal office in Cleveland, Ohio, as its “prime rate” in effect on such day, whether or not publicly announced, (b) the Federal Funds Effective Rate in effect from time to time, determined one Business Day in arrears, plus 0.50%, and (c) Adjusted Term SOFR for a one-month tenor in effect on such day (or if such day is not a Business Day, the immediately preceding Business Day) plus 1%. Any change in the Base Rate due to a change in the prime rate, the Federal Funds Effective Rate or Term SOFR shall be effective from and including the effective date of such change in the prime rate, the Federal Funds Effective Rate or Term SOFR, respectively. The Base Rate is a reference rate used by KeyBank in determining interest rates on certain loans and is not intended to be the lowest rate of interest charged by KeyBank or any other Lender on any extension of credit to any customer.

“Base Rate Loan” means a Loan bearing interest at a rate based on the Base Rate.

“Benchmark” means, initially, with respect to (a) any Daily Simple SOFR Loan, Daily Simple SOFR, and (b) any Term SOFR Loan, Term SOFR; provided that if a Benchmark Transition Event has occurred with respect to the then-current Benchmark, then “Benchmark” means the applicable Benchmark Replacement to the extent that such Benchmark Replacement has replaced such prior benchmark rate pursuant to Section 4.3.

“Benchmark Replacement” means, with respect to any Benchmark Transition Event for the then-current Benchmark, the sum of: (i) the alternate benchmark rate that has been selected by the Administrative Agent in consultation with the Borrower as the replacement for such Benchmark giving due consideration to (A) any selection or recommendation of a replacement benchmark rate or the mechanism for determining such a rate by the Relevant Governmental Body or (B) any evolving or then-prevailing market convention for determining a benchmark rate as a replacement for such Benchmark for syndicated credit facilities denominated in Dollars at such time and (ii) the related Benchmark Replacement Adjustment, if any; provided that, if such Benchmark Replacement as so determined would be less than the Floor, such Benchmark Replacement will be deemed to be the Floor for the purposes of this Agreement and the other Loan Documents.

“Benchmark Replacement Adjustment” means, with respect to any replacement of any then-current Benchmark with an Unadjusted Benchmark Replacement for any applicable Available Tenor, the spread adjustment, or method for calculating or determining such spread adjustment (which may be a positive or negative value or zero), if any, that has been selected by the Administrative Agent in consultation with the Borrower giving due consideration to (a) any selection or recommendation of a spread adjustment, or method for calculating or determining such spread adjustment, for the replacement of such Benchmark with the applicable Unadjusted Benchmark Replacement by the Relevant Governmental Body or (b) any evolving or then-prevailing market convention for determining a spread adjustment, or method for calculating or determining such spread adjustment, for the replacement of such Benchmark with the applicable Unadjusted Benchmark Replacement for Dollar denominated syndicated credit facilities.

“Benchmark Replacement Date” means the earlier to occur of the following events with respect to the then-current Benchmark:

(a) in the case of clause (a) or (b) of the definition of “Benchmark Transition Event”, the later of (i) the date of the public statement or publication of information referenced therein and (ii) the date on which the administrator of such Benchmark (or the published component used in the calculation thereof) permanently or indefinitely ceases to provide all Available Tenors of such Benchmark (or such component thereof); or

(b) in the case of clause (c) of the definition of “Benchmark Transition Event,” the first date on which such Benchmark (or the published component used in the calculation thereof) has been determined and announced by the regulatory supervisor for the administrator of such Benchmark (or such component thereof) to be non-representative; provided that such non-representativeness will be determined by reference to the most recent statement or publication referenced in such clause (c) and even if any Available Tenor of such Benchmark (or such component thereof) continues to be provided on such date.

For the avoidance of doubt, the “Benchmark Replacement Date” will be deemed to have occurred in the case of clause (a) or (b) with respect to any Benchmark upon the occurrence of the applicable event or events set forth therein with respect to all then-current Available Tenors of such Benchmark (or the published component used in the calculation thereof).

“Benchmark Transition Event” means, with respect to the then-current Benchmark, the occurrence of one or more of the following events with respect to such Benchmark:

(a) a public statement or publication of information by or on behalf of the administrator of such Benchmark (or the published component used in the calculation thereof) announcing that such administrator has ceased or will cease to provide all Available Tenors of such Benchmark (or such component thereof), permanently or indefinitely, provided that, at the time of such statement or publication, there is no successor administrator that will continue to provide any Available Tenor of such Benchmark (or such component thereof);

(b) a public statement or publication of information by the regulatory supervisor for the administrator of such Benchmark (or the published component used in the calculation thereof), the Federal Reserve Board, the Federal Reserve Bank of New York, an insolvency official with jurisdiction over the administrator for such Benchmark (or such component), a resolution authority with jurisdiction over the administrator for such Benchmark (or such component), or a court or an entity with similar insolvency or resolution authority over the administrator for such Benchmark (or such component), which states that the administrator of such Benchmark (or such component) has ceased or will cease to provide all Available Tenors of such Benchmark (or such component thereof) permanently or indefinitely, provided that, at the time of such statement or publication, there is no successor administrator that will continue to provide any Available Tenor of such Benchmark (or such component thereof); or

(c) a public statement or publication of information by or on behalf of the administrator of such Benchmark (or the published component used in the calculation thereof) or the regulatory supervisor for the administrator of such Benchmark (or such component thereof) announcing that all Available Tenors of such Benchmark (or such component thereof) are not, or as of a specified future date will not be, representative.

For the avoidance of doubt, a “Benchmark Transition Event” will be deemed to have occurred with respect to any Benchmark if a public statement or publication of information set forth above has occurred with respect to each then-current Available Tenor of such Benchmark (or the published component used in the calculation thereof).

“**Benchmark Transition Start Date**” means, with respect to any Benchmark, in the case of a Benchmark Transition Event, the earlier of (i) the applicable Benchmark Replacement Date and (ii) if such Benchmark Transition Event is a public statement or publication of information of a prospective event, the 90th day prior to the expected date of such event as of such public statement or publication of information (or if the expected date of such prospective event is fewer than 90 days after such statement or publication, the date of such statement or publication).

“**Benchmark Unavailability Period**” means, with respect to any then-current Benchmark, the period (if any) (i) beginning at the time that a Benchmark Replacement Date with respect to such Benchmark pursuant to clauses (a) or (b) of that definition has occurred if, at such time, no Benchmark Replacement has replaced such Benchmark for all purposes hereunder and under any Loan Document in accordance with Section 4.3 and (ii) ending at the time that a Benchmark Replacement has replaced such Benchmark for all purposes hereunder and under any Loan Document in accordance with Section 4.3.

“**Benefit Arrangement**” means at any time an employee benefit plan within the meaning of Section 3(3) of ERISA which is not a Plan or a Multiemployer Plan and which is maintained or otherwise contributed to by any member of the ERISA Group.

“**Benefit Plan**” means any of (a) an “employee benefit plan” (as defined in ERISA) that is subject to Title I of ERISA, (b) a “plan” as defined in and subject to Section 4975 of the Code or (c) any Person whose assets include (within the meaning of the Plan Asset Regulations for purposes of Title I of ERISA or Section 4975 of the Code) the assets of any such “employee benefit plan” or “plan”.

“**BHC Act Affiliate**” of a party means an “affiliate” (as such term is defined under, and interpreted in accordance with 12 U.S.C. 1841(k)) of such party.

“**Borrower**” has the meaning set forth in the introductory paragraph hereof.

“**Borrowing Base Adjusted NOI**” means, for any Reference Period, the Adjusted NOI of all Borrowing Base Properties for such Reference Period.

“**Borrowing Base Availability**” means, as at any date of determination, the least of:

- (a) the aggregate Bridge Loan Facility Amount on such date;
- (b) the amount equal to the product of the aggregate Borrowing Base Property Value multiplied by the Advance Rate; and
- (c) the maximum principal amount that would not cause the Borrowing Base DSCR to be less than 1.40 to 1.00.

“**Borrowing Base Certificate**” has the meaning given that term in Section 9.4.

“**Borrowing Base DSCR**” means, on any date of determination, the ratio of (a) Borrowing Base Adjusted NOI for the Reference Period most recently ended (and including, on a pro forma basis, the projected Adjusted NOI for any Real Estate Asset being acquired with the proceeds of a requested Loan, as approved by the Administrative Agent), divided by (b) the Implied Debt Service based on the aggregate outstanding principal amount of Bridge Loans on the date of determination (after giving effect to any requested Loans or other Credit Event), on an annualized basis.

“**Borrowing Base Property(ies)**” means, as of any date, (a) each Eligible Property set forth on Schedule 2, and (b) if applicable, from and after the Effective Date, each Eligible Property with respect to which the conditions set forth in Section 5.1 have been satisfied and which has not been removed as a Borrowing Base Property pursuant to Section 5.2, and that is owned by a Subsidiary of the Borrower as to which the Borrower (and any applicable Subsidiary) has provided the Administrative Agent a perfected first priority pledge of 100% of the direct and indirect Equity Interests in such Subsidiary owned by the Borrower or any Subsidiary of the Borrower, and each such Subsidiary pledgor and owner of the applicable Eligible Property has become a Subsidiary Guarantor; provided, however, that for each Borrowing Base Property, the Borrower and the applicable Subsidiary Guarantor will execute and deliver to the Administrative Agent a duly executed Mortgage (which shall include an Assignment of Leases and Rents and Assignment of Licenses, Permits and Contracts), which Mortgage may be recorded by the Administrative Agent at any time in its sole discretion (and in the event that the Administrative Agent determines to record one or more Mortgages, the Borrower and the applicable Subsidiary Guarantor will promptly, and in any event within thirty (30) days of the Administrative Agent’s written request therefor, or such longer period approved by the Administrative Agent, and satisfy the other conditions and deliveries set forth in Exhibit Q within such time period), and, for any Eligible Property as to which such conditions and deliveries are not satisfied within thirty (30) days (or such longer period approved by the Administrative Agent) after written request therefor, such Eligible Property shall cease to be a Borrowing Base Property at the election of the Requisite Lenders.

“Borrowing Base Property Request” has the meaning given that term in Section 5.1(b)(i).

“Borrowing Base Property Value” means, on any date of determination, for each Borrowing Base Property eligible for inclusion in the calculation of Borrowing Base Availability on such date, the Appraised Value of such Borrowing Base Property as most recently determined under this Agreement. For the avoidance of doubt, no Borrowing Base Property Value shall be attributable to any Borrowing Base Property that is vacant, has a tenant that is in payment default of its Lease or is the subject of a bankruptcy or other insolvency proceeding (except in the event such tenant’s Lease has been assumed in connection with such bankruptcy or other insolvency proceeding) or has gone dark.

“Budget” has the meaning given to that term in Section 9.5(i).

“Bridge Loan” or **“Bridge Loans”** means a term loan made by a Lender to the Borrower pursuant to Section 2.1.

“Bridge Loan Commitment” means, as to each Lender, subject to the terms hereof, such Lender’s obligation to make a Bridge Loan pursuant to Section 2.1, in an amount up to, but not exceeding, the amount set forth for such Lender on Schedule 3 as such Lender’s “Bridge Loan Commitment Amount”, as such Commitment amount may be reduced from time to time by the aggregate amount of the Bridge Loans made by such Lender.

“Bridge Loan Facility” means, at any time of reference, the sum of (i) the Bridge Loan Commitments of the Lenders at such time and (ii) the outstanding Bridge Loans of the Lenders at such time.

“Bridge Loan Facility Amount” means, on the Effective Date, an amount equal to \$25,000,000, as such amount may be reduced from time to time in accordance with the terms hereof by reason of repayment or prepayment of the Bridge Loans or otherwise.

“Bridge Loan Note” has the meaning given that term in Section 2.8(a).

“Bridge Loan Percentage” means, as to each Lender at any time of reference, the ratio, expressed as a percentage, of (a) the sum of such Lender’s Bridge Loan Commitment and the aggregate principal amount of such Lender’s outstanding Bridge Loans at such time to (b) the aggregate Bridge Loan Commitments and aggregate principal amount of the outstanding Bridge Loans of all Lenders at such time; and upon termination of all of the Bridge Loan Commitments, the ratio, expressed as a percentage, of (a) the aggregate principal amount of such Lender’s outstanding Bridge Loans to (b) the aggregate principal amount of all outstanding Bridge Loans of all Lenders.

“Business Day” means (i) any day other than Saturday, Sunday or any other day on which commercial banks in Cleveland, Ohio or New York, New York are authorized or required by law to close and (ii) with respect to any matters relating to SOFR Loans, a SOFR Business Day; provided that, when used in connection with SOFR, the component of the Base Rate based upon SOFR or any other calculation or determination involving SOFR, the term “Business Day” means any such day that is also a U.S. Government Securities Business Day.

“Capital Lease Obligations” means, with respect to any Person, the obligations of such Person to pay rent or other amounts under any lease of (or other arrangement conveying the right to use) real or personal property, or a combination thereof, which obligations are required to be classified and accounted for as capital leases on a balance sheet of such Person under GAAP; and, for the purposes of this Agreement, the amount of such obligations at any time shall be the capitalized amount thereof at such time determined in accordance with GAAP.

“Capital Reserves” means, as of any date and with respect to any Real Estate Asset, an amount equal to (a) the aggregate leasable square footage of all completed space of such Real Estate Asset, multiplied by (b) \$0.25. If the term Capital Reserves is used without reference to any specific Real Estate Asset then the amount shall be determined on an aggregate basis with respect to all Real Estate Assets of the Parent Guarantor and its Wholly-Owned Subsidiaries and the Parent Guarantor’s applicable Equity Percentage of all Real Estate Assets of any non-Wholly-Owned Subsidiaries and Unconsolidated Affiliates.

“Cash” shall mean money in legal tender of the United States.

“Cash Equivalents” means: (a) securities issued, guaranteed or insured by the United States of America or any of its agencies with maturities of not more than one year from the date acquired; (b) certificates of deposit with maturities of not more than one year from the date issued by a United States federal or state chartered commercial bank of recognized standing, or a commercial bank organized under the laws of any other country which is a member of the Organization for Economic Cooperation and Development, or a political subdivision of any such country, acting through a branch or agency, which bank has capital and unimpaired surplus in excess of \$500,000,000 and which bank or its holding company has a short-term commercial paper rating of at least A-2 or the equivalent by S&P or at least P-2 or the equivalent by Moody’s; (c) reverse repurchase agreements with terms of not more than seven days from the date acquired, for securities of the type described in clause (a) above and entered into only with commercial banks having the qualifications described in clause (b) above; (d) commercial paper issued by any Person incorporated under the laws of the United States of America or any State thereof and rated at least A-2 or the equivalent thereof by S&P or at least P-2 or the equivalent thereof by Moody’s, in each case with maturities of not more than one year from the date acquired; and (e) investments in money market funds registered under the Investment Company Act of 1940, as amended, which have net assets of at least \$500,000,000 and at least 85% of whose assets consist of securities and other obligations of the type described in clauses (a) through (d) above.

“Certification of Beneficial Ownership” means a certification required by the Administrative Agent from the Loan Parties regarding beneficial ownership and controlling parties in accordance with, and pursuant to, 31 C.F.R. §1010.230.

“CMBS Entities” means each of (i) GOV Lorain, LLC, a Delaware limited liability company, (ii) GOV Jonesboro, LLC, a Delaware limited liability company, and (iii) GOV PSL, LLC, a Delaware limited liability company.

“**CMBS Loan Agreement**” means that certain Loan Agreement dated July 22, 2013 by and among the CMBS Entities and GS Mortgage Securities Corporation II, Commercial Mortgage Pass-Through Certificates, Series 2013-GCJ14 (as successor to Starwood Mortgage Capital LLC).

“**CMBS Payoff Amount**” has the meaning given to that term in Section 6.1(a)(xxi).

“**CME**” means CME Group Benchmark Administration Ltd.

“**Collateral**” means, collectively, (a) with respect to any applicable Borrowing Base Property, all of the “Collateral” or other assets referred to in the Pledge and Security Agreement, (b) the “Property” as defined in any Mortgage, (c) the Collateral Accounts, and (d) all of the other property that is or is intended under the terms of any Deposit Account Pledge Agreement and any other applicable Collateral Document to be subject to Liens in favor of the Administrative Agent for the benefit of itself, the Lenders, and the Specified Derivatives Providers.

“**Collateral Accounts**” means collectively, each of the deposit accounts of the Subsidiary Guarantors established pursuant to Section 8.11 maintained by, or on behalf of, the Administrative Agent and which are subject to the Administrative Agent’s “control” (as such term is used in Article 9 of the UCC) pursuant to an account control agreement in form and substance satisfactory to the Administrative Agent or other manner satisfactory to the Administrative Agent; provided that the Administrative Agent shall not exercise such “control” until and unless an Event of Default shall have occurred and be continuing.

“**Collateral Documents**” means, collectively, (a) each Pledge and Security Agreement, (b) each Assignment and Subordination of Management Agreement, (c) the Deposit Account Pledge Agreement, (d) each Negative Pledge Agreement (e) if applicable, the Mortgages, the Assignments of Leases and Rents, the Assignments of Licenses, Permits and Contracts, and (f) each other agreement, instrument or document that creates or purports to create a Lien in favor of the Administrative Agent for the benefit of itself, the Lenders, and the Specified Derivatives Providers on any assets or properties of the Loan Parties. Any Collateral Document executed and/or delivered in connection with a Borrowing Base Property secured by a Mortgage may take the form of assignments of, and amendments and restatements of, existing mortgages or deeds of trust or other collateral documents encumbering an Eligible Property, if approved by the Administrative Agent in its reasonable discretion.

“**Commitment**” means, as to any Lender, such Lender’s Bridge Loan Commitment.

“**Commitment Percentage**” means, as to each Lender, its Bridge Loan Percentage.

“**Commodity Exchange Act**” means the Commodity Exchange Act (7 U.S.C. § 1 et seq.), as amended from time to time, and any successor statute.

“**Compliance Certificate**” has the meaning given that term in Section 9.3.

“**Condemnation**” has the meaning given that term in Section 8.15(b).

“**Condemnation Proceeds**” has the meaning given that term in Section 8.15(b).

“Conforming Changes” means, with respect to either the use or administration of Daily Simple SOFR or Term SOFR, or the use, administration, adoption or implementation of any Benchmark Replacement, any technical, administrative or operational changes (including changes to the definition of “Base Rate,” the definition of “Business Day,” the definition of “SOFR Business Day,” the definition of “Interest Period” or any similar or analogous definition (or the addition of a concept of “interest period”), timing and frequency of determining rates and making payments of interest, timing of borrowing requests or prepayment, conversion or continuation notices, the applicability and length of lookback periods, the applicability of Section 3.02 and other technical, administrative or operational matters) that the Administrative Agent decides may be appropriate to reflect the adoption and implementation of any such rate or to permit the use and administration thereof by the Administrative Agent in a manner substantially consistent with market practice (or, if the Administrative Agent decides that adoption of any portion of such market practice is not administratively feasible or if the Administrative Agent determines that no market practice for the administration of any such rate exists, in such other manner of administration as the Administrative Agent decides is reasonably necessary in connection with the administration of this Agreement and the other Loan Documents).

“Connection Income Taxes” means Other Connection Taxes that are imposed on or measured by net income (however denominated) or that are franchise Taxes or branch profits Taxes.

“Consolidated” or **“consolidated”**, with reference to any term herein, means that term as applied to the accounts of the Loan Parties and their respective Subsidiaries, consolidated in accordance with GAAP, as applicable.

“Consolidated Debt Service” means, for any fiscal period, the sum (without duplication) of, on a Consolidated basis for the Loan Parties and their respective Subsidiaries, (a) Consolidated Interest Expense paid or required to be paid in cash for such period, and (b) the aggregate amount of scheduled principal payments of Indebtedness (excluding balloon payments at maturity) made or required to be made during such period by the Loan Parties and their respective Subsidiaries, and (c) the Parent Guarantor’s and its Subsidiaries’ Equity Percentage of all Consolidated Debt Service from any non-Wholly-Owned Subsidiaries or Unconsolidated Affiliates (or, if applicable, such greater amount for which it is liable by contract or otherwise). Consolidated Debt Service shall be adjusted on a pro forma basis to account for properties acquired or sold in the period in a manner satisfactory to the Administrative Agent. For the avoidance of doubt, dividends paid or required to be paid on the Series A Preferred, the Series B Preferred and the Series C Preferred, if any, shall be excluded from the calculation of Consolidated Debt Service.

“Consolidated EBITDA” means, for any period, without duplication, the Consolidated Net Income (or loss) of the Loan Parties and their consolidated Subsidiaries for such period (before minority interests), adjusted by (x) adding thereto, in each case to the extent actually deducted in determining such Consolidated Net Income, (i) Consolidated Interest Expense of the Loan Parties and their consolidated Subsidiaries for such period, (ii) consolidated Income Tax expense of the Loan Parties and their consolidated Subsidiaries for such period, (iii) real estate and related intangible asset amortization and depreciation of the Loan Parties and their consolidated Subsidiaries for such period, (iv) any loss (or minus any income or gain) in each case resulting from early extinguishment of Indebtedness in such period, (v) any loss (or minus any net income

or gain) resulting from a Derivatives Contract (including by virtue of a termination thereof) in such period, (vi) any non-recurring non-cash charges in such period to the extent that such non-cash charges do not give rise to a liability that would be required to be reflected on the Consolidated balance sheet of the Loan Parties (and so long as no cash payments or cash expenses will be associated therewith (whether in the current period or for any future period)), (vii) fees, costs and expenses incurred in connection with the consummation of the transactions contemplated by this Agreement or the Revolver Credit Agreement and any other Loan Document and any amendment, consent, waiver, or other supplementation or modification thereof, (viii) fees, costs and expenses incurred in connection with the litigation disclosed on Schedule 7.9 in an aggregate amount not to exceed \$1,000,000 in such period, and (ix) costs and expenses associated with the Loan Parties' development team in connection with the development or material redevelopment of Real Estate Assets which are not capitalized into the applicable project, in each case as reasonably approved by the Administrative Agent, and (y) subtracting therefrom, in each case to the extent included in determining Consolidated Net Income for such period, the amount of non-recurring non-cash gains during such period; provided, however, that Consolidated EBITDA shall be determined without giving effect to any extraordinary gains or losses (including any taxes attributable to any such extraordinary gains or losses) or gains or losses (including any taxes attributable to such gains or losses) from sales of assets other than from sales of inventory (excluding real property) in the ordinary course of business. Consolidated EBITDA for any Reference Period shall be adjusted on a pro forma basis to exclude any Consolidated EBITDA from Real Estate Assets sold or otherwise transferred during such Reference Period and to include the Consolidated EBITDA for Real Estate Assets acquired during such Reference Period in a manner satisfactory to the Administrative Agent. Notwithstanding the foregoing, for purposes of calculating Consolidated EBITDA, only the Loan Parties' Equity Percentage of the items comprising Consolidated EBITDA of any non-Wholly-Owned Subsidiary or Unconsolidated Affiliate (or, if applicable, such other amount to which such Loan Party is entitled or for which it is obligated based on an arm's length agreement), shall be included in such determination of Consolidated EBITDA. Consolidated EBITDA shall be adjusted to remove any impact of straight-lining of rents and amortization of intangibles pursuant to Accounting Standards Codification No. 805, Business Combinations (formerly Statement of Financial Account Standards No. 141 (revised 2007), Business Combinations).

"Consolidated Interest Expense" means, with respect to the Loan Parties and their consolidated Subsidiaries for any period, on a Consolidated basis, all paid, accrued or capitalized interest expense on such Person's total Indebtedness (whether direct, indirect or contingent, and including, without limitation, interest on all convertible debt, but excluding amortization of financing costs).

"Consolidated Net Income" means, for any period, the Consolidated net income (or loss) of such Person and its Subsidiaries for such period, determined on a consolidated basis in accordance with GAAP.

"Consolidated Total Indebtedness" means, as of any date of determination, without duplication, the aggregate Indebtedness of the Loan Parties and their respective Subsidiaries as of such date, and shall include such Person's Equity Percentage of the Indebtedness of its non-Wholly-Owned Subsidiaries and Unconsolidated Affiliates (or, if applicable, such greater amount for which it is liable by contract or otherwise).

“Continue”, “Continuation” and “Continued” each refers to the continuation of a SOFR Loan from one Interest Period to another Interest Period pursuant to Section 2.8.

“Control” (including, with correlative meanings, the terms “controlling”, “controlled by” and “under common control with”), as applied to any Person, means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of that Person, whether through the ownership of voting securities or by contract or otherwise, and not subject to the veto powers of any other Person.

“Convert”, “Conversion” and “Converted” each refers to the conversion of a Loan of one Type into a Loan of another Type pursuant to Section 2.9.

“Covered Entity” means any of the following:

- (i) a “covered entity” as that term is defined in, and interpreted in accordance with, 12 C.F.R. § 252.82(b);
- (ii) a “covered bank” as that term is defined in, and interpreted in accordance with, 12 C.F.R. § 47.3(b); or
- (iii) a “covered FSI” as that term is defined in, and interpreted in accordance with, 12 C.F.R. § 382.2(b).

“Covered Party” has the meaning assigned to it in Section 13.20.

“Credit Event” means any of the following: (a) the making (or deemed making) of any Loan, (b) the Continuation of a Term SOFR Loan (including any automatic Continuation pursuant to Section 2.8), (c) the Conversion of a (i) Base Rate Loan into a Term SOFR Loan or Daily Simple SOFR Loan, (ii) a Daily Simple SOFR Loan into a Term SOFR Loan or Base Rate Loan or (iii) a Term SOFR Loan into a Base Rate Loan or a Daily Simple SOFR Loan.

“Daily Simple SOFR” means, for any day (a **“SOFR Rate Day”**), a rate per annum (rounded in accordance with the Administrative Agent’s customary practice) equal to SOFR for the day (such day, the **“SOFR Determination Day”**) that is five (5) SOFR Business Days (or such other period as determined by the Administrative Agent based on then prevailing market conventions) prior to (i) if such SOFR Rate Day is a SOFR Business Day, such SOFR Rate Day or (ii) if such SOFR Rate Day is not a SOFR Business Day, the SOFR Business Day immediately preceding such SOFR Rate Day, in each case, as and when SOFR for such SOFR Rate Day is published by the SOFR Administrator on the SOFR Administrator’s Website. If by 5:00 pm (New York City time) on the second (2nd) SOFR Business Day immediately following any SOFR Determination Day, SOFR in respect of such SOFR Determination Day has not been published on the SOFR Administrator’s Website and a Benchmark Replacement Date with respect to Daily Simple SOFR has not occurred, then SOFR for such SOFR Determination Day will be SOFR as published in respect of the first preceding SOFR Business Day for which such SOFR was published on the SOFR Administrator’s Website; provided, that any SOFR determined pursuant to this sentence shall be utilized for purposes of calculation of Daily Simple SOFR for no more than three (3) consecutive SOFR Rate Days. Any change in Daily Simple SOFR due to a change in SOFR shall be effective from and including the effective date of such change in SOFR without notice to the Borrower.

“**Daily Simple SOFR Borrowing**” means a Borrowing comprised of Daily Simple SOFR Loans.

“**Daily Simple SOFR Loan**” means each Loan bearing interest at a rate based upon Daily Simple SOFR.

“**Debt Service Coverage Ratio**” means, for any fiscal period, the ratio of (i) Adjusted Consolidated EBITDA for such period to (ii) Consolidated Debt Service for such period.

“**Debtor Relief Laws**” means the Bankruptcy Code, and all other liquidation, conservatorship, bankruptcy, assignment for the benefit of creditors, moratorium, rearrangement, receivership, insolvency, reorganization, or similar Applicable Laws relating to the relief of debtors in the United States of America or other applicable jurisdictions from time to time in effect.

“**Default**” means any event or condition that constitutes an Event of Default or that, with the giving of any notice, the passage of time, or both, would be an Event of Default.

“**Default Right**” has the meaning assigned to that certain term in, and shall be interpreted in accordance with, 12 C.F.R. §§ 252.81.47.2 or 382.1, as applicable.

“**Defaulting Lender**” means, subject to Section 3.11(f), any Lender that (a) has failed to (i) fund all or any portion of its Loans within 2 Business Days of the date such Loans were required to be funded hereunder unless such Lender notifies the Administrative Agent and the Borrower in writing that such failure is the result of such Lender’s determination that one or more conditions precedent to funding (each of which conditions precedent, together with any applicable default, shall be specifically identified in such writing) has not been satisfied, or (ii) pay to the Administrative Agent or any other Lender any other amount required to be paid by it hereunder within 2 Business Days of the date when due, (b) has notified the Borrower and the Administrative Agent in writing that it does not intend to comply with its funding obligations hereunder, or has made a public statement to that effect (unless such writing or public statement relates to such Lender’s obligation to fund a Loan hereunder and states that such position is based on such Lender’s determination that a condition precedent to funding (which condition precedent, together with any applicable default, shall be specifically identified in such writing or public statement) cannot be satisfied), (c) has failed, within 3 Business Days after written request by the Administrative Agent or the Borrower, to confirm in writing to the Administrative Agent and the Borrower that it will comply with its prospective funding obligations hereunder (provided that such Lender shall cease to be a Defaulting Lender pursuant to this clause (c) upon receipt of such written confirmation by the Administrative Agent and the Borrower), or (d) has, or has a direct or indirect parent company that has, (i) become the subject of a proceeding under any Debtor Relief Law, (ii) had appointed for it a receiver, custodian, conservator, trustee, administrator, assignee for the benefit of creditors or similar Person charged with reorganization or liquidation of its business or assets, including the Federal Deposit Insurance Corporation or any other state or federal regulatory authority acting in such a capacity, or (iii) become, or is reasonably expected to become, the subject of a Bail-In Action; provided that a Lender shall not be a Defaulting Lender solely by virtue of the ownership or acquisition of any equity interest in that Lender or any direct or indirect parent company thereof by a Governmental Authority so long as such ownership interest does not result in or provide such Lender with immunity from the jurisdiction of courts

within the United States of America or from the enforcement of judgments or writs of attachment on its assets or permit such Lender (or such Governmental Authority) to reject, repudiate, disavow or disaffirm any contracts or agreements made with such Lender. Any determination by the Administrative Agent that a Lender is a Defaulting Lender under any one or more of clauses (a) through (d) above shall be conclusive and binding absent manifest error, and such Lender shall be deemed to be a Defaulting Lender (subject to Section 3.11(f)) upon delivery of written notice of such determination to the Borrower and each Lender.

“**Delayed Draw Period**” has the meaning given that term in Section 2.1(a).

“**Deposit Account Pledge Agreement**” means any Deposit Account Pledge Agreement delivered by the applicable Loan Parties to the Administrative Agent for the benefit of the Administrative Agent, the Lenders, and the Specified Derivatives Providers from time to time in respect of the deposit accounts of the Loan Parties.

“**Derivatives Contract**” means (a) any transaction (including any master agreement (whether published by the International Swaps and Derivatives Association, Inc. or otherwise), confirmation or other agreement with respect to any such transaction) now existing or hereafter entered into by the Borrower or any of its Subsidiaries (i) which is a rate swap transaction, swap option, basis swap, forward rate transaction, commodity swap, commodity option, equity or equity index swap, equity or equity index option, bond option, interest rate option, foreign exchange transaction, cap transaction, floor transaction, collar transaction, currency swap transaction, cross-currency rate swap transaction, currency option, credit protection transaction, credit swap, credit default swap, credit default option, total return swap, credit spread transaction, repurchase transaction, reverse repurchase transaction, buy/sell-back transaction, securities lending transaction, weather index transaction or forward purchase or sale of a security, commodity or other financial instrument or interest (including any option with respect to any of these transactions) or (ii) which is a type of transaction that is similar to any transaction referred to in clause (i) above that is currently, or in the future becomes, commonly entered into in the financial markets (including terms and conditions incorporated by reference in such agreement) and which is a forward, swap, future, option or other derivative on one or more rates, currencies, commodities, equity securities or other equity instruments, debt securities or other debt instruments, economic indices or measures of economic risk or value, or other benchmarks against which payments or deliveries are to be made, and (b) any combination of these transactions.

“**Derivatives Termination Value**” means, in respect of any one or more Derivatives Contracts, after taking into account the effect of any legally enforceable netting agreement or provision relating thereto, (a) for any date on or after the date such Derivatives Contracts have been terminated or closed out, the termination amount or value determined in accordance therewith, and (b) for any date prior to the date such Derivatives Contracts have been terminated or closed out, the then-current mark-to-market value for such Derivatives Contracts, determined based upon one or more mid-market quotations or estimates provided by any recognized dealer in Derivatives Contracts (which may include the Administrative Agent, any Lender, any Specified Derivatives Provider or any Affiliate of any thereof).

“Development Asset” means any Real Estate Asset which is either (i) under development for which the Parent Guarantor or any of its Subsidiaries is actively pursuing construction of one or more buildings or other improvements or (ii) the subject of a major redevelopment or renovation, involving extensive capital expenditures beyond those normally incurred in connection with the installation of tenant improvements for a new tenant, to upgrade and reposition such Real Estate Asset to meet prevailing market standards and requiring such Real Estate Asset to be vacated during such redevelopment or renovation and, in the case of all such developments, redevelopments or renovations, for which construction is proceeding to completion without undue delay from permit denial, construction delays or otherwise, all pursuant to such member’s ordinary course of business, provided that any such Real Estate Asset will no longer be considered a Development Asset after the first date on which a certificate of occupancy has issued or reissued for such Development Asset or on which such Development Asset may otherwise be lawfully occupied in its entirety for its intended use and in either case, there is a tenant paying rent pursuant to a Lease that is in full force and effect.

“Dollars” or **“\$”** means the lawful currency of the United States of America.

“Due Diligence Package” has the meaning given that term in Section 5.1(b)(i).

“EEA Financial Institution” means (a) any credit institution or investment firm established in any EEA Member Country which is subject to the supervision of an EEA Resolution Authority, (b) any entity established in an EEA Member Country which is a parent of an institution described in clause (a) of this definition, or (c) any financial institution established in an EEA Member Country which is a subsidiary of an institution described in clauses (a) or (b) of this definition and is subject to consolidated supervision with its parent.

“EEA Member Country” means any of the member states of the European Union, Iceland, Liechtenstein, and Norway

“EEA Resolution Authority” means any public administrative authority or any person entrusted with public administrative authority of any EEA Member Country (including any delegee) having responsibility for the resolution of any EEA Financial Institution.

“Effective Date” means August 4, 2023.

“Eligible Assignee” means any Person that meets the requirements to be an assignee under Sections 13.5(b)(iii), (v) and (vi) (subject to such consents, if any, as may be required under Section 13.5(b)(iii)).

“Eligible Property” means a Real Estate Asset which satisfies all of the following requirements:

(a) such Real Estate Asset must be directly wholly-owned in fee simple by the Borrower or a Wholly-Owned Subsidiary of the Borrower, in each case that is a Subsidiary Guarantor as of the Effective Date, and the Borrower shall Control, and shall have the sole right to take, the following actions without the need to obtain the consent of (and not subject to any veto rights of) any other Person: (i) to finance or refinance such Real Estate Asset, (ii) to create Liens on such Real Estate Asset and (iii) to sell, transfer or otherwise dispose of such Real Estate Asset. For the avoidance of doubt, no property owned by a co-invest structure shall be an Eligible Property;

(b) such Real Estate Asset must be an operating property located in the United States with at least 70% of the property gross leasable area leased to Federal Agencies;

(c) such Real Estate Asset must be free of any Liens or title defects (other than Eligible Property Permitted Liens and other than customary items reflected on title policies delivered by the Borrower and approved by the Administrative Agent), and free of any Negative Pledge or prohibition on sale;

(d) such Real Estate Asset is not subject to any environmental condition or claim or structural deficiency or defect with respect to which the cost of remediating such matters could, either individually or in the aggregate, be reasonably expected to exceed \$500,000 (including any environmental issues which have been insured over unless otherwise approved by the Administrative Agent);

(e) none of (i) the direct or indirect Equity Interests in the Borrower or Subsidiary Guarantor owning such Real Estate Asset is subject to any Lien (up to and including the Equity Interests of the Parent Guarantor in the Borrower), other than Liens permitted pursuant to clause (e) of the definition of "Permitted Liens", and (ii) the Equity Interests in the Borrower or any Subsidiary Guarantor owning such Real Estate Asset is subject to any Negative Pledge or prohibition on transfer other than pursuant to the Collateral Documents;

(f) such Real Estate Asset is subject to (i) a Property Management Agreement, approved by the Administrative Agent and, unless otherwise agreed by the Administrative Agent, subject to a subordination agreement in form and substance reasonably satisfactory to the Administrative Agent, or (ii) an alternative property management arrangement reasonably satisfactory to the Administrative Agent (each such Property Management Agreement or arrangement, an "Approved Management Agreement");

(g) at the time such Real Estate Asset is included as a Borrowing Base Property, such Real Estate Asset must have a minimum of five (5) years remaining on the initial Lease term on such property;

(h) a complete Due Diligence Package along with each of the other documents, items, and certificates required pursuant to Section 5.1(b) shall have been prepared and delivered to the Administrative Agent with respect to such Real Estate Asset;

provided that any Real Estate Asset that does not satisfy the above criteria may be included as a "Borrowing Base Property" subject to the prior written consent of the Requisite Lenders.

"Eligible Property Permitted Liens" means the Liens permitted pursuant to clauses (a), (c), (d) and (e) of the definition of "Permitted Liens."

"Environmental Indemnity(ies)" means (a) that certain Environmental Indemnity Agreement dated as of the Effective Date, made by the Loan Party(ies) signatory thereto for the benefit of itself, the Lenders and the Specified Derivatives Providers and (b) any Environmental Indemnity Agreement (in substantially identical form as the Environmental Indemnity Agreement being executed as of the Effective Date) hereafter executed by a Loan Party for the benefit of the Administrative Agent, the Lenders and the Specified Derivatives Providers in connection with the addition of an Eligible Property as a Borrowing Base Property.

“Environmental Laws” means any Applicable Law relating to environmental protection or the manufacture, storage, remediation, disposal or clean-up of Hazardous Materials including, without limitation, the following: Clean Air Act, 42 U.S.C. § 7401 et seq.; Federal Water Pollution Control Act, 33 U.S.C. § 1251 et seq.; Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq.; Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601 et seq.; National Environmental Policy Act, 42 U.S.C. § 4321 et seq.; regulations of the Environmental Protection Agency and any applicable rule of common law and any judicial interpretation thereof relating primarily to the environment or Hazardous Materials, and any analogous or comparable state or local laws, regulations or ordinances that concern Hazardous Materials or protection of the environment.

“Equity Interest” means, with respect to any Person, any share of capital stock of (or other ownership or profit interests in) such Person, any warrant, option or other right for the purchase or other acquisition from such Person of any share of capital stock of (or other ownership or profit interests in) such Person whether or not certificated, any security convertible into or exchangeable for any share of capital stock of (or other ownership or profit interests in) such Person or warrant, right or option for the purchase or other acquisition from such Person of such shares (or such other interests), and any other ownership or profit interest in such Person (including, without limitation, partnership, member or trust interests therein), whether voting or nonvoting, and whether or not such share, warrant, option, right or other interest is authorized or otherwise existing on any date of determination.

“Equity Issuance” means any issuance or sale by a Person of any Equity Interest in such Person and shall in any event include the issuance of any Equity Interest upon the conversion or exchange of any security constituting Indebtedness that is convertible or exchangeable, or is being converted or exchanged, for Equity Interests.

“Equity Percentage” means the aggregate ownership percentage of Parent Guarantor or its Subsidiaries in each non-Wholly-Owned Subsidiary or Unconsolidated Affiliate, as applicable, which shall be calculated as the greater of (a) such Person’s direct or indirect nominal capital ownership interest in the non-Wholly-Owned Subsidiary or Unconsolidated Affiliate as set forth in the non-Wholly-Owned Subsidiary’s or Unconsolidated Affiliate’s organizational documents, and (b) such Person’s direct or indirect economic ownership interest in the non-Wholly-Owned Subsidiary or Unconsolidated Affiliate reflecting such Person’s current allocable share of income and expenses of the non-Wholly-Owned Subsidiary or Unconsolidated Affiliate.

“ERISA” means the Employee Retirement Income Security Act of 1974, as in effect from time to time.

“ERISA Event” means, with respect to the ERISA Group, (a) any “reportable event” as defined in Section 4043 of ERISA with respect to a Plan (other than an event for which the 30-day notice period is waived); (b) the withdrawal of a member of the ERISA Group from a Plan subject to Section 4063 of ERISA during a plan year in which it was a “substantial employer” as defined in Section 4001(a)(2) of ERISA or a cessation of operations that is treated as such a withdrawal

under Section 4062(e) of ERISA; (c) the incurrence by a member of the ERISA Group of any liability with respect to the withdrawal or partial withdrawal from any Multiemployer Plan; (d) the incurrence by any member of the ERISA Group of any liability under Title IV of ERISA with respect to the termination of any Plan or Multiemployer Plan; (e) the institution of proceedings to terminate a Plan or Multiemployer Plan by the PBGC; (f) the failure by any member of the ERISA Group to make when due required contributions to a Multiemployer Plan or Plan unless such failure is cured within 30 days or the filing pursuant to Section 412(c) of the Internal Revenue Code or Section 302(c) of ERISA of an application for a waiver of the minimum funding standard with respect to a Plan; (g) any other event or condition that would reasonably be expected to constitute grounds under Section 4042 of ERISA for the termination of, or the appointment of a trustee to administer, any Plan or Multiemployer Plan or the imposition of liability under Section 4069 or 4212(c) of ERISA; (h) the receipt by any member of the ERISA Group of any notice or the notice to any Multiemployer Plan from any member of the ERISA Group concerning the imposition of Withdrawal Liability or a determination that a Multiemployer Plan is, or is expected to be, insolvent (within the meaning of Section 4245 of ERISA), or in “critical” status (within the meaning of Section 432 of the Internal Revenue Code or Section 305 of ERISA); (i) the imposition of any liability under Title IV of ERISA, other than for PBGC premiums due but not delinquent under Section 4007 of ERISA, upon any member of the ERISA Group or the imposition of any Lien in favor of the PBGC under Title IV of ERISA on any member of the ERISA Group; or (j) a determination that a Plan is, or is reasonably expected to be, in “at risk” status (within the meaning of Section 430 of the Internal Revenue Code or Section 303 of ERISA).

“**ERISA Group**” means the Loan Parties and their Subsidiaries and all members of a controlled group of corporations and all trades or businesses (whether or not incorporated) under common control, which, together with the Loan Parties and any of their Subsidiaries, is treated as a single employer under Section 414 of the Internal Revenue Code.

“**Erroneous Payment**” has the meaning assigned to it in [Section 12.13\(a\)](#).

“**Erroneous Payment Deficiency Assignment**” has the meaning assigned to it in [Section 12.13\(d\)](#).

“**Erroneous Payment Impacted Class**” has the meaning assigned to it in [Section 12.13\(d\)](#).

“**Erroneous Payment Return Deficiency**” has the meaning assigned to it in [Section 12.13\(d\)](#).

“**Erroneous Payment Subrogation Rights**” has the meaning assigned to it in [Section 12.13\(d\)](#).

“**EU Bail-In Legislation Schedule**” means the EU Bail-In Legislation Schedule published by the Loan Market Association (or any successor person), as in effect from time to time.

“**Event of Default**” means any of the events specified in [Section 11.1](#), provided that any requirement for notice or lapse of time or any other condition has been satisfied.

“Excluded Swap Obligation” means, with respect to any Loan Party, any Swap Obligation if, and to the extent that, all or a portion of the Guarantee of such Loan Party of, or the grant by such Loan Party of a security interest to secure, such Swap Obligation (or any Guarantee thereof) is or becomes illegal under the Commodity Exchange Act or any rule, regulation or order of the Commodity Futures Trading Commission (or the application or official interpretation of any thereof) by virtue of such Loan Party’s failure for any reason to constitute an “eligible contract participant” as defined in the Commodity Exchange Act and the regulations thereunder at the time the Guarantee of such Loan Party or the grant of such security interest becomes effective with respect to such Swap Obligation. If a Swap Obligation arises under a master agreement governing more than one swap, such exclusion shall apply only to the portion of such Swap Obligation that is attributable to swaps for which such Guarantee or security interest is or becomes illegal.

“Excluded Taxes” means any of the following Taxes imposed on or with respect to any recipient of any payment to be made by or on account of any obligation of any Loan Party hereunder, or required to be withheld or deducted from a payment to such a recipient, (a) Taxes imposed on or measured by net income (however denominated), franchise Taxes, and branch profits Taxes, in each case, (i) imposed as a result of such recipient being organized under the laws of, or having its principal office or, in the case of any Lender, its applicable lending office located in, the jurisdiction imposing such Tax (or any political subdivision thereof) or (ii) that are Other Connection Taxes, (b) in the case of a Lender, U.S. federal withholding Taxes imposed on amounts payable to or for the account of such Lender with respect to an applicable interest in a Loan or Commitment pursuant to a law in effect on the date on which (i) such Lender acquires such interest in the Loan or Commitment (other than pursuant to an assignment request by the Borrower under Section 4.5) or (ii) such Lender changes its lending office, except in each case to the extent that, pursuant to Section 3.12, amounts with respect to such Taxes were payable either to such Lender’s assignor immediately before such Lender became a party hereto or to such Lender immediately before it changed its lending office, (c) Taxes attributable to such recipient’s failure to comply with Section 3.12(c), and (d) any withholding Taxes imposed under FATCA.

“Existing Dividend Policies” means the dividend and distribution policy or practice with respect to dividends, distributions or other payments to holders of the Parent Guarantor’s Equity Interests (i) with respect to the Parent Guarantor’s common stock, Series A Preferred and the Series B Preferred, as detailed in the Parent Guarantor’s Articles of Incorporation and the offering circular dated November 16, 2018 (with respect to the common stock of the Parent Guarantor), each as in effect as of October 22, 2019 (and continue to be in effect in such form as of the Effective Date) and delivered to the Administrative Agent and (ii) with respect to the Series C Preferred, as detailed in the Series C Articles Supplementary, as in effect as of August 14, 2020 (and continue to be in effect in such form on the Effective Date) and delivered to the Administrative Agent.

“Facility” means this Bridge Loan Facility.

“Fair Market Value” means, with respect to (a) a security listed on a national securities exchange or the NASDAQ National Market, the last sale price of such security as reported on such exchange or market by any widely recognized reporting method customarily relied upon by financial institutions and (b) with respect to any other property, the price which could be negotiated in an arm’s-length free market transaction, for cash, between a willing seller and a willing buyer, neither of which is under pressure or compulsion to complete the transaction.

“FASB ASC” means the Accounting Standards Codification of the Financial Accounting Standards Board

“FATCA” means any Taxes imposed by Sections 1471 through Section 1474 of the Internal Revenue Code as of the date of this Agreement (or any amended or successor version that is substantively comparable and not materially more onerous to comply with), any current or future regulations or official interpretations thereof, any applicable intergovernmental agreements between a non-U.S. jurisdiction and the United States with respect thereto and any agreements entered into pursuant to Section 1471(b)(1) of the Internal Revenue Code, and any fiscal or regulatory legislation, rules or practices adopted pursuant to any intergovernmental agreement, treaty or convention among Governmental Authorities and implementing such Sections of the Internal Revenue Code.

“Federal Agency(ies)” means the General Services Administration of the United States federal government or other United States federal government agency.

“Federal Funds Effective Rate” means, for any day, the rate per annum (rounded upward to the nearest 1/100th of 1%) equal to the weighted average of the rates on overnight Federal funds transactions with members of the Federal Reserve System arranged by Federal funds brokers on such day, as published by the Federal Reserve Bank of New York on the Business Day next succeeding such day, provided that (a) if such day is not a Business Day, the Federal Funds Effective Rate for such day shall be such rate on such transactions on the next preceding Business Day as so published on the next succeeding Business Day, and (b) if no such rate is so published on such next succeeding Business Day, the Federal Funds Effective Rate for such day shall be the average rate quoted to Administrative Agent by federal funds dealers selected by the Administrative Agent on such day on such transaction as determined by the Administrative Agent.

“Fee Letter” means that certain fee letter agreement dated August 4, 2023 by and among the Borrower and KeyBank.

“Fees” means the fees provided for or referred to in [Section 3.6](#) and any other fees payable by any Loan Party hereunder or under any other Loan Document.

“Floor” means a rate of interest equal to 0.00% per annum.

“Foreign Lender” means any Lender that is organized under the laws of a jurisdiction other than that in which the Borrower is resident for tax purposes. For purposes of this definition, the United States, each State thereof and the District of Columbia shall be deemed to constitute a single jurisdiction.

“Fund” means any Person (other than a natural person) that is (or will be) engaged in making, purchasing, holding or otherwise investing in commercial loans and similar extensions of credit in the ordinary course of its activities.

“GAAP” means generally accepted accounting principles in the United States of America as in effect from time to time.

“Governmental Approvals” means all authorizations, consents, approvals, licenses and exemptions of, registrations and filings with, and reports to, all Governmental Authorities.

“Governmental Authority” means any national, state or local government (whether domestic or foreign), any political subdivision thereof or any other governmental, quasi-governmental, judicial, administrative, public or statutory instrumentality, authority, body, agency, bureau, commission, board, department or other entity (including, without limitation, the Federal Deposit Insurance Corporation, the Comptroller of the Currency or the Federal Reserve Board, any central bank or any comparable authority) or any arbitrator with authority to bind a party at law.

“Guarantor” has the meaning set forth in the introductory paragraph hereof.

“Guaranty”, “Guaranteed”, “Guarantying” or to **“Guarantee”** as applied to any obligation means and includes: (a) a guaranty (other than by endorsement of negotiable instruments for collection or deposit in the ordinary course of business), directly or indirectly, in any manner, of any part or all of such obligation, or (b) an agreement, direct or indirect, contingent or otherwise, and whether or not constituting a guaranty, the practical effect of which is to assure the payment or performance (or payment of damages in the event of nonperformance) of any part or all of such obligation whether by: (i) the purchase of securities or obligations, (ii) the purchase, sale or lease (as lessee or lessor) of property or the purchase or sale of services primarily for the purpose of enabling the obligor with respect to such obligation to make any payment or performance (or payment of damages in the event of nonperformance) of or on account of any part or all of such obligation, or to assure the owner of such obligation against loss, (iii) the supplying of funds to or in any other manner investing in the obligor with respect to such obligation, (iv) repayment of amounts drawn down by beneficiaries of letters of credit, or (v) the supplying of funds to or investing in a Person on account of all or any part of such Person’s obligation under a Guaranty of any obligation or indemnifying or holding harmless, in any way, such Person against any part or all of such obligation. As the context requires, **“Guaranty”** shall also mean the Guaranty (as amended and/or restated from time to time) to which each Guarantor is a party substantially in the form of Exhibit B.

“Hazardous Materials” means all or any of the following: (a) substances that are defined or listed in, or otherwise classified pursuant to, any applicable Environmental Laws as “hazardous substances”, “hazardous materials”, “hazardous wastes”, “toxic substances” or any other formulation intended to define, list or classify substances by reason of deleterious properties such as ignitability, corrosivity, reactivity, carcinogenicity, reproductive toxicity, “TCLP” toxicity or “EP toxicity”; (b) oil, petroleum or petroleum derived substances, natural gas, natural gas liquids or synthetic gas and drilling fluids, produced waters and other wastes associated with the exploration, development or production of crude oil, natural gas or geothermal resources; (c) any flammable substances or explosives or any radioactive materials; (d) asbestos in any form; (e) toxic mold; and (f) electrical equipment which contains any oil or dielectric fluid containing levels of polychlorinated biphenyls in excess of fifty parts per million.

“HCA Termination Payment” means the payment of the Termination Fee pursuant to, and as defined in, the Holmwood Management Agreement.

“Holmwood Management Agreement” means the management agreement dated as of March 31, 2016, among Holmwood Capital Advisors, LLC, a Delaware limited liability company, the Parent Guarantor and Borrower.

“Implied Debt Service” means, on any date of determination, the product of (a) the aggregate outstanding Bridge Loans on such date (assuming utilization of all outstanding and requested Loans), multiplied by (b) the constant derived from the amortization (using a standard mortgage style financial amortization) of \$1.00 over a period of 30 years at an imputed interest rate equal to the greater of (x) 6.00% per annum and (y) the sum of 250 basis points per annum and the weekly average yield on United States Treasury Securities Constant Maturities Series issued by the United States Government for a ten-year term as most recently published by the Board of Governors of the Federal Reserve System and Federal Reserve Statistical Release H.15(519) (or any similar or successor publication selected by the Administrative Agent) as of the date of determination.

“Income Taxes” means for any period the aggregate amount of taxes based on income or profits for such period with respect to the operations of the Loan Parties and their respective Subsidiaries (including, without limitation, all corporate franchise, net worth and value added taxes assessed by state and local governments in lieu thereof) determined in accordance with GAAP, on a Consolidated basis (to the extent such income and profits were included in computing Consolidated Net Income).

“Indebtedness” means, with respect to any Person, at any time, the sum of (without duplication) (i) all indebtedness (including principal, accrued interest, fees and charges) for borrowed money (including obligations evidenced by bonds, notes or similar instruments), (ii) all obligations for the deferred purchase price of property or services (excluding ordinary trade payables and accrued expenses and deferred purchase price which is not yet a liquidated sum), (iii) all reimbursement obligations with respect to letters of credit or acceptances (whether or not the same have been presented for payment), (iv) the aggregate amount of all Capital Lease Obligations, (v) all indebtedness of the types described in clauses (i) through (iv) of this definition of another Person secured by any Lien on any property owned by such Person, whether or not such indebtedness has been assumed by such Person (provided that, if the person has not assumed or otherwise become liable in respect of such indebtedness, such indebtedness shall be deemed to be the outstanding principal amount (or maximum principal amount, if larger) of such indebtedness or, if not stated or if indeterminable, in an amount equal to the Fair Market Value of the property to which such Lien relates, as determined in good faith by such Person), (vi) all obligations of such Person to purchase, redeem, retire, defease or otherwise make any payment in respect of any mandatorily redeemable Equity Interests issued by such Person (unless such mandatorily redeemable Equity Interests may be settled 100% in Equity Interests (other than mandatorily redeemable Equity Interests) in the Borrower’s sole discretion), valued at the greater of its voluntary or involuntary liquidation preference plus accrued and unpaid dividends (excluding the Series B Preferred and the Series C Preferred), (vii) all contingent obligations, including all indebtedness of other Persons which such Person has Guaranteed or is otherwise recourse to such Person (only to the extent of the maximum amount for which such guaranteeing Person may be liable pursuant to the terms of the instrument embodying such guarantee) (including liability of a general partner in respect of liabilities of a partnership in which it is a general partner which would constitute “Indebtedness” hereunder, any obligation to supply funds to or in any manner to invest

directly or indirectly in a Person, to maintain working capital or equity capital of a Person or otherwise to maintain net worth, solvency or other financial condition of a Person, to purchase indebtedness, or to assure the owner of indebtedness against loss, including, without limitation, through an agreement to purchase property, securities, goods, supplies or services for the purpose of enabling the debtor to make payment of the indebtedness held by such owner or otherwise), (viii) all obligations under forward equity commitments and off-balance sheet obligations, (ix) the net obligations under any Derivatives Contract, in an amount equal to the Derivatives Termination Value. "Consolidated Indebtedness" shall include the pro-rata share of indebtedness from any unconsolidated joint venture or non-wholly owned subsidiary (or such greater amount for which the applicable person is liable by way of agreement or otherwise), and (x) such Person's pro rata share of the Indebtedness (based upon its Equity Percentage in such non-Wholly-Owned Subsidiaries or Unconsolidated Affiliates) of any non-Wholly-Owned Subsidiary or Unconsolidated Affiliate of such Person (or, if applicable, such higher amount for which such Person is obligated based on an arm's length agreement). Any calculation of Indebtedness hereunder shall be made in a manner consistent with the last sentence of [Section 1.2](#) and shall be adjusted to remove any impact of intangibles pursuant to FAS 141, as issued by the Financial Accounting Standards Board in June of 2001. For the avoidance of doubt, neither the Series A Preferred, Series B Preferred nor the Series C Preferred will be included in calculations of Indebtedness or Consolidated Total Indebtedness.

"Indemnified Costs" has the meaning given that term in [Section 13.9\(a\)](#).

"Indemnified Party" has the meaning given that term in [Section 13.9\(a\)](#).

"Indemnified Taxes" means (a) Taxes, other than Excluded Taxes, imposed on or with respect to any payment made by or on account of any obligation of the Borrower under any Loan Document, and (b) to the extent not otherwise described in (a), Other Taxes.

"Indemnity Proceeding" has the meaning given that term in [Section 13.9\(a\)](#).

"Intellectual Property" has the meaning given that term in [Section 7.19](#).

"Interest Payment Date" means (a) as to any Daily Simple SOFR Loan or any Base Rate Loan, monthly in arrears on the first Business Day of each calendar month (commencing with the first full calendar month occurring after the Effective Date), (b) as to any Term SOFR Loan, on the first Business Day of each calendar month (commencing with the first full calendar month occurring after the Effective Date), and on the last day of any applicable Interest Period, and (c) as to all Loans, the date of any repayment, prepayment or Conversion (on the amount repaid, prepaid, or Converted), and on any date on which the principal balance of such Loan is due and payable in full (whether at maturity, due to acceleration, or otherwise).

"Interest Period" means with respect to any Term SOFR Loan, each period commencing on the date such Term SOFR Loan is made, or in the case of the Continuation of a Term SOFR Loan the last day of the preceding Interest Period for such Loan, and, subject to availability, ending 1, 3 or 6 months thereafter, as the Borrower may select in a Notice of Borrowing, Notice of Continuation or Notice of Conversion, as the case may be, or as otherwise provided in [Section 2.6](#) with respect to automatic continuations of one-month Interest Periods, except that each Interest

Period that commences on the last Business Day of a calendar month, or on a day for which there is no corresponding day in the appropriate subsequent calendar month, shall end on the last Business Day of the appropriate subsequent calendar month. Notwithstanding the foregoing: (i) if any Interest Period for any portion of a Bridge Loan would otherwise end after the Maturity Date, such Interest Period shall end on the Maturity Date (unless otherwise consented to by all Lenders hereunder); and (ii) each Interest Period that would otherwise end on a day which is not a Business Day shall end on the following Business Day (or, if such immediately following Business Day falls in the next calendar month, on the immediately preceding Business Day).

“**Internal Revenue Code**” means the Internal Revenue Code of 1986, as amended.

“**Investment**” means, with respect to any Person, any acquisition or investment (whether or not of a Controlling interest) by such Person, by means of any of the following: (a) the purchase or other acquisition of any Equity Interest in another Person, (b) a loan, advance or extension of credit (including rent receivables in the ordinary course of business pursuant to bona fide Leases) to, capital contribution to, Guaranty of Indebtedness of, or purchase or other acquisition of any Indebtedness of, another Person, including any partnership or joint venture interest in such other Person, (c) the purchase or other acquisition (in one transaction or a series of transactions) of assets of another Person that constitute the business or a division or operating unit of another Person, or (d) the purchase or acquisition of a Real Estate Asset. Any binding commitment to make an Investment in any other Person, as well as any option of another Person to require an Investment in such Person, shall constitute an Investment. Except as expressly provided otherwise, for purposes of determining compliance with any covenant contained in a Loan Document, the amount of any Investment shall be the amount actually invested, without adjustment for subsequent increases or decreases in the value of such Investment.

“**KeyBank**” means KeyBank National Association, together with its successors and assigns.

“**Lease(s)**” means all present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting any Real Estate Asset, or any portion of any Real Estate Asset, and all modifications, extensions or renewals thereof.

“**Lender**” means each financial institution from time to time party hereto as a “Lender”, together with its respective successors and permitted assigns, and as the context requires; provided, however, the term “**Lender**” shall not include any Lender or any of its Affiliates in such Person’s capacity as a Specified Derivatives Provider.

“**Lending Office**” means, for each Lender and for each Type of Loan, the office of such Lender specified in such Lender’s Administrative Questionnaire, or such other office of such Lender of which such Lender may notify the Administrative Agent in writing from time to time.

“**Lien**” means (a) any mortgage, deed of trust, pledge, hypothecation, assignment, deposit arrangement, encumbrance, lien (statutory or other), charge, or preference, priority or other security interest or preferential arrangement in the nature of a security interest of any kind or nature whatsoever (including (i) any conditional sale or other title retention agreement, (ii) any easement,

right of way or other encumbrance on title to real property that materially adversely affects the value of such real property, and (iii) any financing lease having substantially the same economic effect as any of the foregoing), including, without limitation, any attachment or judgment lien and any lien imposed pursuant to Environmental Law; (b) any arrangement, express or implied (including any deposit arrangement), under which any property of such Person is transferred, sequestered or otherwise identified for the purpose of subjecting the same to the payment of Indebtedness or performance of any other obligation in priority to the payment of the general, unsecured creditors of such Person; (c) the filing of any financing statement under the Uniform Commercial Code or its equivalent in any jurisdiction, other than any precautionary filing not otherwise constituting or giving rise to a Lien, including a financing statement filed (i) in respect of a lease not constituting a Capital Lease Obligation pursuant to Section 9-505 (or a successor provision) of the UCC or its equivalent as in effect in an applicable jurisdiction or (ii) in connection with a sale or other disposition of accounts or other assets not prohibited by this Agreement in a transaction not otherwise constituting or giving rise to a Lien; and (d) any agreement by such Person to grant, give or otherwise convey any of the foregoing.

“**Loan**” means a Bridge Loan or a portion thereof and “**Loans**” means all of such Bridge Loans collectively.

“**Loan Document**” means, collectively, (i) this Agreement, each Note, each Collateral Document, each Environmental Indemnities Agreement, each Guaranty, each Compliance Certificate, each Borrowing Base Certificate, the Post-Closing Letter (if applicable), each amendment to any thereof, and (ii) each other document or instrument now or hereafter executed and delivered by a Loan Party in favor of the Administrative Agent and/or the Lenders in connection with, pursuant to or relating to this Agreement (in each case other than any Specified Derivatives Contract).

“**Loan Party**” means the Borrower and each Guarantor and “**Loan Parties**” means all of such Persons collectively.

“**Management Agreement(s)**” means, individually and collectively, (i) the asset management agreement among the Parent Guarantor and/or Borrower, on the one hand, and any asset manager, on the other hand, and (ii) each of the property management agreements entered into with respect to a Real Estate Asset.

“**Maryland SDAT**” means the Maryland State Department of Assessments and Taxation.

“**Material Adverse Effect**” means a material adverse effect on (a) the business, condition (financial or otherwise), operations, performance or properties of (i) the Borrower or the Parent Guarantor, (ii) the Loan Parties taken as a whole, or (iii) the Borrowing Base Properties taken as a whole, (b) the ability of Loan Parties to perform their obligations under the Loan Documents to which they are a party from time to time, or (c) the priority of any lien or security interest of Administrative Agent relating to a material part of the Collateral as provided under the terms of any Loan Document.

“Material Contract” means any contract or other arrangement (other than Loan Documents and Specified Derivatives Contracts), whether written or oral, to which any Loan Party is a party as to which the breach, nonperformance, cancellation or failure to renew by any party thereto could reasonably be expected to have a Material Adverse Effect. Without limitation of the foregoing, Material Contracts shall include, in any event, each Approved Management Agreement.

“Maturity Date” means February 2, 2024, or such earlier date on which the Loans shall become due and payable pursuant to the terms hereof, provided that if the Maturity Date falls on a day that is not a Business Day, the Maturity Date shall be the immediately preceding Business Day.

“Moody’s” means Moody’s Investors Service, Inc., and its successors.

“Mortgage Note” means a promissory note secured by a Lien on an interest in real property of which the Parent Guarantor or any of its Subsidiaries is the holder and retains the right of collection of all payments thereunder.

“Mortgages” means each first-priority, recorded mortgage, deed to secure debt or deed of trust in substantially the form of Exhibit M hereto or otherwise in form and substance reasonably satisfactory to the Administrative Agent entered into from time to time by a Loan Party for the benefit of the Administrative Agent, the Lenders and the Specified Derivatives Providers in connection with the inclusion of an applicable Eligible Property as a Borrowing Base Property, granting to the Administrative Agent, for the benefit of itself, the Lenders and the Specified Derivatives Providers, a perfected first priority Lien in such Eligible Property.

“Multiemployer Plan” means at any time a multiemployer plan within the meaning of Section 4001(a)(3) of ERISA to which any member of the ERISA Group is then making or accruing an obligation to make contributions or has within the preceding six plan years made contributions, including for these purposes any Person which ceased to be a member of the ERISA Group during such six year period.

“Negative Pledge” means, with respect to a given asset, any provision of a document, instrument or agreement (other than any Loan Document) which prohibits or purports to prohibit the creation or assumption of any Lien on such asset as security for Indebtedness of the Person owning such asset or any other Person.

“Negative Pledge Agreement” means each Negative Pledge Agreement entered into by a Loan Party in favor of the Administrative Agent.

“Net Proceeds” means with respect to any Equity Issuance by a Person, the aggregate amount of all cash and the Fair Market Value of all other property (other than securities of such Person being converted or exchanged in connection with such Equity Issuance) received by such Person in respect of such Equity Issuance net of investment banking fees, legal fees, accountants’ fees, underwriting discounts and commissions, listing fees, financial printing costs and other customary fees and expenses actually incurred by such Person in connection with such Equity Issuance.

“Non-Borrowing Base Property” means any Real Estate Asset of the Parent Guarantor and its Subsidiaries that is not a Borrowing Base Property.

“Non-Consenting Lender” means any Lender that does not approve any consent, waiver or amendment that (a) requires the approval of all Lenders or all affected Lenders in accordance with the terms of Section 13.6 and (b) has been approved by Requisite Lenders.

“Non-Defaulting Lender” means, at any time, each Lender that is not a Defaulting Lender at such time.

“Non-Recourse Exclusions” means, with respect to any Non-Recourse Indebtedness of any Person, (a) customary exclusions for actual losses incurred by a lender in connection with such Non-Recourse Indebtedness that are (i) are based on fraud, intentional or material misrepresentation, misappropriation of funds, gross negligence or willful misconduct, (ii) result from intentional waste at the Real Estate Asset securing such Non-Recourse Indebtedness, (iii) arise from the presence of hazardous or toxic substances, materials or wastes on the Real Estate Asset securing such Non-Recourse Indebtedness; or (iv) are the result of any unpaid real estate taxes and assessments or insurance if sufficient cash flow from the real estate exists; (b) customary exclusions for the actual loss or repayment in full of such Non-Recourse Indebtedness resulting from (i) the borrowing Subsidiary and/or its assets becoming the subject of a voluntary or collusive involuntary bankruptcy, insolvency or similar proceeding, (ii) interference with the exercise by the lender under such Non-Recourse Indebtedness of the remedies thereunder, (iii) the transfer of the borrowing Subsidiary and/or its assets in breach of the terms of such Non-Recourse Indebtedness or (iv) are the result of the breach by the borrowing Subsidiary of the special purpose entity provisions under such Non-Recourse Indebtedness; or (c) any other exclusions as are usual and customary in the reasonable determination of the Administrative Agent or are otherwise permitted by the Administrative Agent.

“Non-Recourse Indebtedness” means, with respect to a Person, Indebtedness of such Person which is secured by one or more parcels of real estate or interests therein or equipment and which is not a general obligation of such Person, the holder of such Indebtedness having recourse solely to the parcels of real estate securing such Indebtedness or the direct owner of such real estate, the leases thereon and the rents, profits and equity thereof or equipment, as applicable (except for recourse against the general credit of the Person obligated thereon for any Non-Recourse Exclusions), provided that in calculating the amount of Non-Recourse Indebtedness at any time, the amount of any Non-Recourse Exclusions which are the subject of a claim and action shall not be included in the Non-Recourse Indebtedness but shall constitute Recourse Indebtedness.

“Note” means a Bridge Loan Note. In the sole discretion of Administrative Agent, a Note may take the form of allonges to, and amendments and restatements of, existing notes.

“Notice of Borrowing” means a notice in the form of Exhibit C to be delivered to the Administrative Agent pursuant to Section 2.1(b) evidencing the Borrower’s request for a borrowing of Bridge Loans.

“Notice of Continuation” means a notice in the form of Exhibit D to be delivered to the Administrative Agent pursuant to Section 2.8 evidencing the Borrower’s request for the Continuation of a Term SOFR Loan.

“Notice of Conversion” means a notice in the form of Exhibit E to be delivered to the Administrative Agent pursuant to Section 2.9 evidencing the Borrower’s request for the Conversion of a Loan (or a portion thereof) from one Type to another Type.

“Obligations” means, individually and collectively: (a) the aggregate principal balance of, and all accrued and unpaid interest on, all Loans; (b) all other indebtedness, liabilities, obligations, covenants and duties of the Borrower and the other Loan Parties owing to the Administrative Agent or any Lender of every kind, nature and description, under or in respect of this Agreement or any of the other Loan Documents, including without limitation, the Fees, any Erroneous Payment Subrogation Rights and any indemnification obligations, whether direct or indirect, absolute or contingent, due or not due; and (c) Specified Derivatives Obligations (other than any Excluded Swap Obligations).

“Occupancy Rate” means, with respect to any Borrowing Base Property on the date of determination, the ratio, expressed as a percentage, of (a) aggregate leasable square footage of such Borrowing Base Property that is actually occupied or pre-leased (but not yet occupied) by non-Affiliate tenants that are not the subject of any voluntary or involuntary bankruptcy or insolvency proceeding and are paying rent at market rates pursuant to binding leases as to which no monetary default has occurred and has continued for a period in excess of 60 days to (b) the total leasable square footage of such Borrowing Base Property.

“OFAC” means U.S. Department of the Treasury’s Office of Foreign Assets Control and any successor Governmental Authority.

“Operating Account” means that certain operating account, established by Borrower with Administrative Agent at any time after the Effective Date upon the request of the Administrative Agent. For the avoidance of doubt, the Operating Account hereunder would be separate from any “Operating Account” established under (and as defined in) the Revolver Credit Agreement.

“Other Connection Taxes” means, with respect to any recipient of any payment to be made by or on account of any obligation of any Loan Party hereunder, Taxes imposed as a result of a present or former connection between such recipient and the jurisdiction imposing such Tax (other than connections arising from such recipient having executed, delivered, become a party to, performed its obligations under, received payments under, received or perfected a security interest under, engaged in any other transaction pursuant to or enforced any Loan Document, or sold or assigned an interest in any Loan or Loan Document).

“Other Taxes” means all present or future stamp, court or documentary, intangible, recording, filing or similar Taxes that arise from any payment made under, from the execution, delivery, performance, enforcement or registration of, from the receipt or perfection of a security interest under, or otherwise with respect to, any Loan Document, except any such Taxes that are Other Connection Taxes imposed with respect to an assignment (other than an assignment made pursuant to Section 4.5)

“Parent Guarantor” has the meaning set forth in the introductory paragraph hereof.

“Parent Guarantor’s Articles of Incorporation” means the Articles of Incorporation of the Parent Guarantor filed on March 11, 2016 with the Maryland SDAT, as amended by the “Articles Supplementary” filed on April 4, 2016 with the Maryland SDAT, and as further amended by the “Articles Supplementary Establishing and Fixing the Rights and Preferences of a Series of Preferred Stock” filed with the Maryland SDAT on March 14, 2019, as further amended by the Series C Articles Supplementary, collectively, as the same may be in effect on the Effective Date.

“Participant” has the meaning given that term in Section 13.5(d).

“Participant Register” has the meaning given that term in Section 13.5(d).

“Payment Recipient” has the meaning assigned to it in Section 12.13(a).

“PBGC” means the Pension Benefit Guaranty Corporation and any successor agency.

“Permitted Liens” means: (a) Liens securing taxes, assessments and other charges or levies imposed by any Governmental Authority (excluding any Lien imposed pursuant to any of the provisions of ERISA or pursuant to any Environmental Laws) or the claims of materialmen, mechanics, carriers, warehousemen or landlords for labor, materials, supplies or rentals incurred in the ordinary course of business, in each case under this clause (a) which are not at the time required to be paid or discharged under Section 8.6; (b) Liens consisting of deposits or pledges made, in the ordinary course of business, in connection with, or to secure payment of, obligations under workers’ compensation, unemployment insurance or similar Applicable Laws; (c) Liens consisting of encumbrances in the nature of zoning restrictions, easements, and rights or restrictions of record on the use of real property, which do not materially detract from the value of such property or materially and adversely impair the intended use thereof in the business of such Person and, with respect to any Borrowing Base Property, only to the extent such encumbrances have been approved in the applicable title policy issued in favor of the Administrative Agent; (d) the rights of tenants under leases or subleases not interfering with the ordinary conduct of business of such Person (and, with respect to any Borrowing Base Property, including only rights as a tenant and not including any rights of first refusal or option to purchase any portion of the applicable Real Estate Asset except as approved by the Administrative Agent in writing in its sole and absolute discretion); (e) Liens in favor of the Administrative Agent for the benefit of itself, the Lenders and the Specified Derivatives Providers; (f) normal and customary rights of setoff upon deposits of cash in favor of banks or other depository institutions; and (g) Liens of a collection bank arising under Section 4-210 of the Uniform Commercial Code on items in the course of collection.

“Person” means an individual, corporation, partnership, limited liability company, association, trust or unincorporated organization, or a government or any agency or political subdivision thereof.

“Plan” means an employee pension benefit plan (other than a Multiemployer Plan) which is covered by Title IV of ERISA or subject to the minimum funding standards under Section 412 of the Internal Revenue Code and either (a) is maintained, or contributed to, by any member of the ERISA Group for employees of any member of the ERISA Group or (b) has at any time within the preceding six years been maintained, or contributed to, by any Person which was at such time a member of the ERISA Group for employees of any Person which was at such time a member of the ERISA Group.

“Pledge and Security Agreement” means collectively, that certain Pledge and Security Agreement dated as of the Effective Date by and between Borrower and the Administrative Agent, as the same may be amended from time to time and any other Pledge and Security Agreement that may be entered into from time to time by and between a Loan Party and the Administrative Agent.

“Pledged Entity(ies)” means each Subsidiary Guarantor, the Equity Interests of which are pledged by Borrower from time to time as security for the Obligations pursuant to the Pledge and Security Agreement.

“Post-Closing Letter” means that certain letter agreement dated as of the Effective Date by the Borrower in favor of the Administrative Agent regarding post-closing obligations of the Loan Parties.

“Post-Default Rate” means a rate per annum equal to 2.0% in excess of the rate otherwise applicable to the relevant Obligations provided, that when such term is used with respect to Obligations other than Loans, the “Post-Default Rate” shall mean a rate per annum equal to the Base Rate plus the Applicable Margin for Base Rate Loans, in each case as in effect from time to time, plus 2.0%.

“Preferred Equity Conditions” means each of the following conditions: (i) there is no required current cash pay rate with respect to such Preferred Equity Interests, (ii) such Preferred Equity Interests do not have any mandatory redemption, repurchase, liquidation or similar repayment date, and (iii) such Preferred Equity Interests convey no additional voting rights on the holders thereof than those rights held by the holders of the common shares in the same issuer and convey only a preference in payment.

“Preferred Equity Interests” means, with respect to any Person, Equity Interests in such Person which are entitled to preference or priority over any other Equity Interest in such Person in respect of the payment of dividends or distribution of assets upon liquidation or both (including, in any event, the Series B Preferred and the Series C Preferred).

“Principal Office” means the office of the Administrative Agent located at 127 Public Square, Cleveland, Ohio, or such other office of the Administrative Agent as the Administrative Agent may designate from time to time.

“Property Management Agreement(s)” means, individually and collectively, each of the property management agreements entered into with respect to a Borrowing Base Property, as such agreements are in effect as of the Effective Date or such other property management arrangements satisfactory to the Administrative Agent (it being agreed that any property management agreement on substantially the same terms as those in effect on the Effective Date shall be satisfactory to the Administrative Agent).

“Property Management Fees” means, with respect to any Real Estate Asset for any period, an assumed amount equal to the greater of (a) 2% of the aggregate base rent and percentage rent due and payable under leases with tenants at such Real Estate Asset and (b) actual management fees, excluding amounts that will be reclassified as “Regional”, “Executive Management”, or “General and Administrative” expenses.

“Property NOI” means, with respect to any Real Estate Asset for any Reference Period, an amount equal to (a) the aggregate net rental payment received by the Borrower or a Subsidiary Guarantor in its capacity as the lessor under a net or gross-modified Lease of all or a portion of such property during such period (including any expense reimbursements received from tenants but excluding rents from any tenant in that is in payment default under its Lease, is the subject of a bankruptcy or other insolvency proceeding (except in the event such tenant’s Lease has been assumed in connection with such bankruptcy or other insolvency proceeding) or has otherwise gone dark), minus the amount of all expenses incurred in connection with and directly attributable to the ownership and operation of such Real Estate Asset for such period, including, without limitation, Property Management Fees and amounts accrued for the payment of real estate taxes and insurance premiums, licenses, utilities, lease expense, waste disposal, repairs, and security, but excluding (to the extent such items were included in operating property expenses): Consolidated Interest Expense, depreciation or amortization, income taxes, capital expenditures (other than recurring capital expenditures), or gain or loss related to the sale of a Real Estate Asset. Property NOI shall be calculated based on rents actually received and shall exclude the effects of straight-line rent and other non-cash items. Property NOI for any Reference Period shall be adjusted on a pro forma basis to exclude any Property NOI from Real Estate Assets sold or otherwise transferred during such Reference Period and to include Property NOI for Real Estate Assets acquired during such Reference Period in a manner satisfactory to the Administrative Agent.

“PTE” means a prohibited transaction class exemption issued by the U.S. Department of Labor, as any such exemption may be amended from time to time.

“QFC” has the meaning assigned to the term “qualified financial contract” in, and shall be interpreted in accordance with, 12 U.S.C. 5390(c)(8)(D).

“QFC Credit Support” has the meaning assigned to it in Section 13.20.

“Qualified Plan” means a Benefit Arrangement or Plan that is intended to be tax-qualified under Section 401(a) of the Internal Revenue Code.

“Real Estate Asset” means any parcel of real property, and any improvements thereon, owned in fee simple by the Parent Guarantor, any of its Subsidiaries or any Unconsolidated Affiliate.

“Recourse Indebtedness” means that portion of any Indebtedness that is not Non-Recourse Indebtedness.

“Reference Period” means any period of four consecutive fiscal quarters of the Borrower.

“Register” has the meaning given that term in Section 13.5(c).

“Regulatory Change” means, with respect to any Lender, any change effective after the Effective Date in Applicable Law (including without limitation, Regulation D of the Board of Governors of the Federal Reserve System) or the adoption or making after such date of any interpretation, directive or request applying to a class of banks, including such Lender, of or under any Applicable Law (whether or not having the force of law and whether or not failure to comply

therewith would be unlawful) by any Governmental Authority or monetary authority charged with the interpretation or administration thereof or compliance by any Lender with any request or directive regarding capital adequacy. Notwithstanding anything herein to the contrary, (a) the Dodd-Frank Wall Street Reform and Consumer Protection Act and all requests, rules, guidelines or directives thereunder or issued in connection therewith and (b) all requests, rules, guidelines or directives promulgated by the Bank for International Settlements, the Basel Committee on Banking Supervision (or any successor or similar authority) or the United States or foreign regulatory authorities, in each case pursuant to Basel III, shall in each case be deemed to be a “Regulatory Change”, regardless of the date enacted, adopted or issued.

“**Relevant Governmental Body**” means the Federal Reserve Board or the Federal Reserve Bank of New York, or a committee officially endorsed or convened by the Federal Reserve Board or the Federal Reserve Bank of New York, or any successor thereto.

“**Requisite Lenders**” means, as of any date, Lenders having at least 51% of the sum of the principal amount of the aggregate outstanding Bridge Loans and remaining Bridge Loan Commitments at such time. Bridge Loans and Bridge Loan Commitments held by Defaulting Lenders shall be disregarded when determining the Requisite Lenders. At all times when two or more Lenders (excluding Defaulting Lenders) are party to this Agreement, the term “Requisite Lenders” shall mean not less than two Lenders and at any time when there is only one Lender under this Agreement, the term “Requisite Lenders” shall mean such Lender.

“**Reserve Accounts**” means, collectively, each of the reserve accounts established by the Parent Guarantor and its Subsidiaries, including reserve accounts for taxes and insurance, as requested by the Administrative Agent from time to time pursuant to the terms of this Agreement.

“**Resolution Authority**” means an EEA Resolution Authority or, with respect to any UK Financial Institution, a UK Resolution Authority.

“**Responsible Officer**” means with respect to the Loan Parties and their respective Subsidiaries, the chief executive officer, president and chief financial officer of such Loan Party or such Subsidiary, or, if any of the foregoing is a partnership, such officer of its general partner, and with respect to certifications relating to financial statements, the Compliance Certificates and Borrowing Base Certificates, the chief financial officer, treasurer, or chief accounting officer of the Parent Guarantor and the Borrower.

“**Restricted Payment**” means (a) any dividend or other distribution, direct or indirect, on account of any Equity Interest of any Loan Party or any of its Subsidiaries now or hereafter outstanding, except a dividend payable solely in Equity Interests of an identical or junior class to the holders of that class; (b) any redemption, conversion, exchange, retirement, sinking fund or similar payment, purchase or other acquisition for value, direct or indirect, of any Equity Interest of any Loan Party or any of its Subsidiaries now or hereafter outstanding; (c) any payment made to retire, or to obtain the surrender of, any outstanding warrants, options or other rights to acquire any Equity Interests of any Loan Party or any of its Subsidiaries now or hereafter outstanding; and (d) any “annual asset management fees,” “acquisition fees,” “loan fees,” “property management fees,” “disposition fees” and/or other fees or expenses payable to any Affiliate of any Loan Party under any Management Agreement or similar arrangement, or organizational or other document.

“Revolver Credit Agreement” means that certain Amended and Restated Credit Agreement, dated as of December 3, 2021 among the Borrower, the Guarantors under and as defined therein, KeyBank National Association, as the Administrative Agent, the financial institutions which are a party hereto as lenders (as amended, modified, supplemented or restated from time to time).

“Revolver Credit Facility” means the credit facility made available to the Borrower pursuant to the Revolver Credit Agreement.

“Sanctioned Entity” means (a) an agency of the government of, (b) an organization directly or indirectly Controlled by, or (c) a Person resident in, in each case, a country that is subject to a sanctions program identified on the list maintained by the OFAC or other Sanctions and published from time to time, as such program may be applicable to such agency, organization or Person.

“Sanctioned Person” means any Person that is (i) listed on OFAC’s List of Specially Designated Nationals and Blocked Persons, (ii) otherwise the subject or target of Sanctions, to the extent United States persons are prohibited from engaging in transactions with such a Person, and (iii) 50 percent or greater owned or controlled by a Person described in clause (i) or (ii) above

“Sanctions” means any applicable sanctions prohibitions or requirements imposed by any applicable executive order or by any applicable sanctions program administered by the OFAC, the United States Department of State, the United States Treasury, the United Nations Security Council, the European Union or His Majesty’s Treasury.

“Secured Indebtedness” means, with respect to a Person as of any given date, the aggregate principal amount of all Indebtedness of such Person outstanding at such date and that is secured in any manner by any Lien.

“Securities Act” means the Securities Act of 1933, as amended from time to time, together with all rules and regulations issued thereunder.

“Series A Preferred” means the 7.00% Series A Cumulative Convertible Preferred Stock issued by the Parent Guarantor, par value \$0.01 per share, as provided for in the Parent Guarantor’s Articles of Incorporation.

“Series B Preferred” means the 10.00% Series B Preferred Stock issued by the Parent Guarantor, par value \$0.01 per share, as provided for in the Parent Guarantor’s Articles of Incorporation.

“Series C Articles Supplementary” means the Articles Supplementary Establishing and Fixing the Rights and Preferences of a Series of Preferred Stock with respect to the Series C Preferred filed with the Maryland SDAT as of August 12, 2020.

“Series C Preferred” means the 7% Cumulative Redeemable Preferred Stock issued by the Parent Guarantor, par value \$0.001 per share, as provided for in the Parent Guarantor’s Articles of Incorporation.

“SNDA” means a Subordination, Non-Disturbance and Attornment Agreement.

“SOFR” means a rate equal to the secured overnight financing rate as administered by the SOFR Administrator.

“SOFR Administrator” means the Federal Reserve Bank of New York (or a successor administrator of the secured overnight financing rate).

“SOFR Administrator’s Website” means the website of the Federal Reserve Bank of New York, currently at <http://www.newyorkfed.org>, or any successor source for the secured overnight financing rate identified as such by the SOFR Administrator from time to time.

“SOFR Borrowing” means a Term SOFR Borrowing and/or a Daily Simple SOFR Borrowing, as the context may require.

“SOFR Business Day” means any day except for (i) a Saturday, (ii) a Sunday or (iii) a day on which the Securities Industry and Financial Markets Association recommends that the fixed income departments of its members be closed for the entire day for purposes of trading in United States government securities.

“SOFR Determination Day” has the meaning specified in the definition of “Daily Simple SOFR”.

“SOFR Index Adjustment” means for any calculation with respect to a Daily Simple SOFR Loan or a Term SOFR Loan, a percentage per annum as set forth below for the applicable Type of such Loan and (if applicable) Interest Period therefor:

	<u>Percentage</u>
Daily Simple SOFR Loans	0.10%
<u>Term SOFR Loan Interest Period</u>	
One month	0.10%
Three months	0.10%
Six months	0.10%

“SOFR Loan” means each Loan bearing interest at a rate based upon (a) Adjusted Term SOFR (other than pursuant to clause (c) of the definition of “Base Rate”) or (b) Adjusted Daily Simple SOFR.

“SOFR Rate Day” has the meaning specified in the definition of “Daily Simple SOFR”.

“Solvent” means, when used with respect to any Person, that (a) the fair value and the fair salable value of its assets are each in excess of the fair valuation of its total liabilities (including all contingent liabilities computed at the amount which, in light of all the facts and circumstances existing at such time, represents the amount that could reasonably be expected to become an actual and matured liability); (b) such Person is able to pay its debts or other obligations in the ordinary course as they mature; and (c) such Person has capital not unreasonably small to carry on its business and all business in which it proposes to be engaged.

“Specified Derivatives Contract” means any Derivatives Contract, together with any documentation relating directly thereto, that is made or entered into at any time, or in effect at any time now or hereafter, whether as a result of an assignment or transfer or otherwise, between the Borrower and a Specified Derivatives Provider.

“Specified Derivatives Obligations” means all indebtedness, liabilities, obligations, covenants and duties of the Borrower under or in respect of any Specified Derivatives Contract, whether direct or indirect, absolute or contingent, due or not due, liquidated or unliquidated, and whether or not evidenced by any written confirmation. Notwithstanding the foregoing, for any applicable Loan Party, the Specified Derivatives Obligations shall not include Swap Obligations that constitute Excluded Swap Obligations with respect to such Loan Party.

“Specified Derivatives Provider” means any Lender, or any Affiliate of a Lender, that is a party to a Derivatives Contract at the time the Derivatives Contract is entered into. For the avoidance of doubt, any such Person that ceases to be a Lender, or an Affiliate of a Lender, shall no longer be a Specified Derivatives Provider. As of the Effective Date, there is no Specified Derivatives Provider.

“S&P” means Standard & Poor’s Rating Services, a division of The McGraw-Hill Companies, Inc., and its successors.

“Subsidiary” means, for any Person, any corporation, partnership, joint venture, limited liability company or other business entity of which a majority of the Equity Interests having ordinary voting power for the election of directors or other governing body (other than securities or interests having such power only by reason of the happening of a contingency) are at the time beneficially owned, or the management of which is otherwise Controlled, directly, or indirectly through one or more intermediaries, or both, by such Person, and shall include all Persons the accounts of which are consolidated with those of such Person pursuant to GAAP.

“Subsidiary Guarantors” has the meaning set forth in the introductory paragraph hereof, and includes each entity that directly or indirectly owns a Borrowing Base Property.

“Supported QFC” has the meaning assigned to it in [Section 13.20](#).

“Swap Obligation” means any obligation to pay or perform under any agreement, contract or transaction that constitutes a “swap” within the meaning of section 1a(47) of the Commodity Exchange Act.

“Taking” means the taking or appropriation (including by deed in lieu of condemnation) of any Borrowing Base Property, or any part thereof or interest therein, whether permanently or temporarily, for public or quasi-public use under the power of eminent domain, by reason of any public improvement or condemnation proceeding, or in any other manner or any damage or injury or diminution in value through condemnation, inverse condemnation or other exercise of the power of eminent domain.

“Tangible Net Worth” means, on any date of determination, on a Consolidated basis for the Parent Guarantor and its Subsidiaries, the sum of (a) consolidated Total Asset Value on such date minus (b) the Consolidated Total Indebtedness of the Parent Guarantor and its Subsidiaries on such date.

“Taxes” means all present or future taxes, levies, imposts, duties, deductions, withholdings (including backup withholding), assessments, fees, or other charges imposed by any Governmental Authority, including any interest, additions to tax or penalties applicable thereto.

“Term SOFR” means for any calculation with respect to a Term SOFR Loan, the Term SOFR Reference Rate for a tenor comparable to the applicable Interest Period on the day (such day, the “Lookback Day”) that is two SOFR Business Days prior to the first day of such Interest Period (and rounded in accordance with the Administrative Agent’s customary practice), as such rate is published by the Term SOFR Administrator; provided, however, that if as of 5:00 p.m. (New York City time) on any Lookback Day the Term SOFR Reference Rate for the applicable tenor has not been published by the Term SOFR Administrator and a Benchmark Replacement Date with respect to the Term SOFR Reference Rate has not occurred, then Term SOFR will be the Term SOFR Reference Rate for such tenor as published by the Term SOFR Administrator on the first preceding SOFR Business Day for which such Term SOFR Reference Rate for such tenor was published by the Term SOFR Administrator so long as such first preceding SOFR Business Day is not more than three SOFR Business Days prior to such Lookback Day, and for any calculation with respect to a Base Rate Loan, the Term SOFR Reference Rate for a tenor of one month on the day that is two SOFR Business Days prior to the date the Base Rate is determined, subject to the proviso provided above.

“Term SOFR Administrator” means CME (or a successor administrator of the Term SOFR Reference Rate, as selected by the Administrative Agent in its reasonable discretion).

“Term SOFR Borrowing” means a Borrowing comprised of Term SOFR Loans.

“Term SOFR Loan” means each Loan bearing interest at a rate based upon Adjusted Term SOFR (other than pursuant to clause (iii) of the definition of Base Rate).

“Term SOFR Reference Rate” means the forward-looking term rate based on SOFR.

“Termination Date” means the date upon which all Commitments have terminated and the Loans, together with all interest and fees related thereto and other Obligations (other than unasserted, contingent indemnification obligations as to which no unsatisfied claim has been asserted), have been indefeasibly paid in full in cash.

“Total Asset Value” means, on any date of determination, the sum (without duplication), on a Consolidated basis, of (a) all unrestricted and unencumbered Cash and Cash Equivalents of the Parent Guarantor and its Subsidiaries on such date, (b) with respect to Borrowing Base Properties on such date, the aggregate Borrowing Base Property Value of all such Borrowing Base Properties on such date, (c) with respect to any Non-Borrowing Base Properties on any such date, (i) to the extent that the applicable Loan Party has delivered to a third party lender a current (within the prior 12 months) M.A.I. appraisal (prepared by a professional appraiser having at least the minimum qualifications required under the applicable Governmental Authority, including without

limitation, FIRREA), the “as is” valuation of such Real Estate Asset evidenced by such appraisal; or (ii) if no such appraisal is obtained, at the undepreciated book value of such Real Estate Asset, determined in accordance with GAAP, in each case as reasonably acceptable to the Administrative Agent, and (d) subject to the limitations set forth in Section 10.4, the net book value of other assets of the type described in such Section 10.4 of the Parent Guarantor and its Subsidiaries as of such date, as determined in accordance with GAAP; with Total Asset Value being adjusted to include the Parent Guarantor’s and its Subsidiaries’ Equity Percentage of the items covered by the foregoing clauses (a) through (d) attributable to any non-Wholly-Owned Subsidiary or Unconsolidated Affiliate on such date; it being agreed that Cash and Cash Equivalents held in the Operating Account and the tax and insurance Reserve Account (if applicable), or any similar account established pursuant to the Revolver Credit Agreement, shall be treated as unrestricted and unencumbered for purposes of this definition so long as they are otherwise unencumbered and are available to be applied by the Borrower or the Administrative Agent to satisfy the applicable obligations and no Event of Default has occurred or is continuing.

Notwithstanding the foregoing, for purposes of calculating Total Asset Value, (A) Total Asset Value attributable to Unimproved Land shall not equal or exceed 5.0% of Total Asset Value, (B) Total Asset Value attributable to Development Assets shall not equal or exceed 15.0% of Total Asset Value, (C) Total Asset Value attributable to Mortgage Notes shall not equal or exceed 10.0% of Total Asset Value; provided, that in the case of any Mortgage Note in respect of which the obligor is in default of any payment obligation or otherwise fails to meet the requirements of the definition of Mortgage Note, the value of such Mortgage Note shall be zero, (D) Total Asset Value attributable to Investments by the Parent Guarantor and its Subsidiaries in Unconsolidated Affiliates and non-Wholly-Owned Subsidiaries shall not equal or exceed 10% of Total Asset Value, and (E) the aggregate amount of Total Asset Value attributable to: (i) Unimproved Land, (ii) Development Assets, (iii) Mortgage Notes, and (iv) Investments by the Parent Guarantor and its Subsidiaries in Unconsolidated Affiliates and non-Wholly-Owned Subsidiaries shall not equal or exceed 25% of Total Asset Value.

“**Total Leverage Ratio**” means, on any date of determination, (a) Consolidated Total Indebtedness of the Parent Guarantor and its Subsidiaries on such date divided by (b) Total Asset Value of the Parent Guarantor and its Subsidiaries on such date.

“**Total Liquidity**” means as of any date, (i) unencumbered and unrestricted (other than encumbrances and restrictions in favor of the Administrative Agent and Lenders or pursuant to the Revolver Credit Agreement) cash and Cash Equivalents of the Loan Parties and their consolidated Subsidiaries on such date, plus (ii) the amount that is equal to Borrowing Base Availability under (and as defined in) the Revolver Credit Agreement minus the aggregate Revolving Credit Exposure of all Lenders on such date (each as defined in the Revolver Credit Agreement), plus (iii) the amount that is equal to the Borrowing Base Availability under this Agreement minus the aggregate outstanding Bridge Loans at the applicable time of reference.

“**Type**” means any type of Loan determined with respect to the interest option applicable thereto, which in each case shall be a Base Rate Loan, a Daily Simple SOFR Loan or a Term SOFR Loan.

“**UCC**” means the Uniform Commercial Code as in effect in any applicable jurisdiction.

“UK Financial Institution” means any BRRD Undertaking (as such term is defined under the PRA Rulebook (as amended from time to time) promulgated by the United Kingdom Prudential Regulation Authority) or any person falling within IFPRU 11.6 of the FCA Handbook (as amended from time to time) promulgated by the United Kingdom Financial Conduct Authority, which includes certain credit institutions and investment firms, and certain affiliates of such credit institutions or investment firms.

“UK Resolution Authority” means the Bank of England or any other public administrative authority having responsibility for the resolution of any UK Financial Institution.

“Unadjusted Benchmark Replacement” means the applicable Benchmark Replacement excluding the related Benchmark Replacement Adjustment.

“Unconsolidated Affiliate” means, with respect to any Person, any other Person in which such Person holds an Equity Interest, the financial results of which Equity Interest would not be consolidated under GAAP with the financial results of such Person on the consolidated financial statements of such Person.

“Unimproved Land” means any Real Estate Asset consisting of raw land that is not improved by buildings, structures or improvements intended for income production.

“United States” means the United States of America (excluding territories thereof).

“Unsecured Indebtedness” means Indebtedness which is not Secured Indebtedness.

“U.S. Government Securities Business Day” means any day except for (i) a Saturday, (ii) a Sunday, or (iii) a day on which the Securities Industry and Financial Markets Administration recommends that the fixed income departments of its members be closed for the entire day for purposes of trading in United States government securities.

“U.S. Special Resolution Regimes” has the meaning given to such term in [Section 13.20](#).

“U.S. Tax Compliance Certificate” has the meaning specified in [Section 3.12\(c\)\(ii\)\(C\)](#).

“Weighted Average Remaining Lease Term” means the average remaining lease term for the Borrowing Base Properties, including both soft and firm term, and including option or extension periods only to the extent they have been validly exercised, with the lease term for each Borrowing Base Property weighted by the Borrowing Base Adjusted NOI attributable to such Borrowing Base Property. For any Borrowing Base Property with more than one tenant Lease on such property, the allocation of Borrowing Base Adjusted NOI associated with each such Lease shall be made at the time such Borrowing Base Property is added to the calculation of Borrowing Base Availability and calculated based on the percentage of aggregate annual rental revenue of each tenant.

“Wholly-Owned Subsidiary” means any Subsidiary of a Person in respect of which all of the equity securities or other ownership interests (other than, in the case of a corporation, directors’ qualifying shares) are at the time directly or indirectly owned or Controlled by such Person or one or more other Subsidiaries of such Person or by such Person and one or more other Subsidiaries of such Person.

“Withdrawal Liability” means any liability as a result of a complete or partial withdrawal from a Multiemployer Plan as such terms are defined in Part I of Subtitle E of Title IV of ERISA.

“Write-Down and Conversion Powers” means, (a) with respect to any EEA Resolution Authority, the write-down and conversion powers of such EEA Resolution Authority from time to time under the Bail-In Legislation for the applicable EEA Member Country, which write-down and conversion powers are described in the EU Bail-In Legislation Schedule, and (b) with respect to the United Kingdom, any powers of the applicable Resolution Authority under the Bail-In Legislation to cancel, reduce, modify or change the form of a liability of any UK Financial Institution or any contract or instrument under which that liability arises, to convert all or part of that liability into shares, securities or obligations of that person or any other person, to provide that any such contract or instrument is to have effect as if a right had been exercised under it or to suspend any obligation in respect of that liability or any of the powers under that Bail-In Legislation that are related to or ancillary to any of those powers.

Section 1.2 General; References to Times.

Unless otherwise indicated, all accounting terms, ratios and measurements shall be interpreted or determined in accordance with GAAP; provided that, if at any time any change in GAAP would affect the computation of any financial ratio or requirement set forth in any Loan Document, and either the Borrower or the Requisite Lenders shall so request, the Administrative Agent, the Lenders and the Borrower shall negotiate in good faith to amend such ratio or requirement to preserve the original intent thereof in light of such change in GAAP (subject to the approval of the Requisite Lenders); provided further that, until so amended, (i) such ratio or requirement shall continue to be computed in accordance with GAAP prior to such change therein and (ii) the Borrower shall provide to the Administrative Agent and the Lenders financial statements and other documents required under this Agreement or as reasonably requested hereunder setting forth a reconciliation between calculations of such ratio or requirement made before and after giving effect to such change in GAAP. Without limiting the foregoing, leases (including capital leases) shall continue to be classified and accounted for on a basis consistent with that reflected in the financial statements delivered by the Loan Parties to the Administrative Agent prior to such change in GAAP notwithstanding any change in GAAP relating thereto, for all purposes under this Agreement unless the parties hereto shall enter into a mutually acceptable amendment addressing such changes, as provided for above. References in this Agreement (including the schedules hereto) to “Sections”, “Articles”, “Exhibits” and “Schedules” are to sections, articles, exhibits and schedules herein and hereto unless otherwise indicated. References in this Agreement (including the schedules hereto) to any document, instrument or agreement (a) shall include all exhibits, schedules and other attachments thereto, (b) shall include all documents, instruments or agreements issued or executed in replacement thereof, to the extent permitted hereby and (c) shall mean such document, instrument or agreement, or replacement or predecessor thereto, as amended, supplemented, restated or otherwise modified as of the date of this Agreement and from time to time thereafter to the extent not prohibited hereby and in effect at any given time. Wherever from the context it appears appropriate, each term stated in either the singular or plural shall include the singular and plural, and pronouns stated in the masculine, feminine or neuter

gender shall include the masculine, the feminine and the neuter. The words “include,” “includes” and “including” shall be deemed to be followed by the phrase “without limitation.” Unless explicitly set forth to the contrary, a reference to “Subsidiary” means a Subsidiary of the Borrower or a Subsidiary of such Subsidiary and a reference to an “Affiliate” means a reference to an Affiliate of the Borrower. Titles and captions of Articles, Sections, subsections and clauses in this Agreement are for convenience only, and neither limit nor amplify the provisions of this Agreement. Unless otherwise indicated, all references to time are references to Eastern Time. Notwithstanding any other provision contained herein, all terms of an accounting or financial nature used herein shall be construed, and all computations of amounts and ratios referred to herein shall be made, without giving effect to any election under Statement of Financial Accounting Standards 159 (or any other financial accounting standard promulgated by the Financial Accounting Standards Board having a similar result or effect) to value any Indebtedness or other liabilities of any Loan Party or any of its Subsidiaries at “fair value”, as defined therein. Notwithstanding anything to the contrary contained herein, any change in accounting for leases pursuant to GAAP resulting from the adoption of Financial Accounting Standards Board Accounting Standards Update No. 2016-02, Leases (Topic 842) (“FAS 842”), to the extent such adoption would require treating any lease (or similar arrangement conveying the right to use) as a capital lease where such lease (or similar arrangement) would not have been required to be so treated under GAAP as in effect on December 31, 2018, such lease shall not be considered a capital lease, and all calculations and deliverables under this Agreement or any other Loan Document shall be made or delivered, as applicable, in accordance therewith.

Any reference herein to a merger, transfer, amalgamation, consolidation, assignment, sale, disposition or transfer, or similar term, shall be deemed to apply to a division of or by a limited liability company, limited partnership or trust, or an allocation of assets to a series of a limited liability company, limited partnership or trust (or the unwinding of such a division or allocation) (each, a “Division”), as if it were a merger, transfer, amalgamation, consolidation, assignment, sale or transfer, or similar term, as applicable, to, of or with a separate Person. Any Division of a limited liability company, limited partnership or trust shall constitute a separate Person hereunder (and each Division of any limited liability company, limited partnership or trust that is a Subsidiary, joint venture or any other like term shall also constitute such a Person or entity).

The interest rate on Loans denominated in Dollars may be determined by reference to a benchmark rate that is, or may in the future become, the subject of regulatory reform or cessation. The Administrative Agent does not warrant or accept responsibility for, and shall not have any liability with respect to (a) the continuation of, administration of, submission of, calculation of or any other matter related to the Base Rate, Daily Simple SOFR, Adjusted Daily Simple SOFR, the Term SOFR Reference Rate, Adjusted Term SOFR or Term SOFR, or any component definition thereof or rates referred to in the definition thereof, or any alternative, successor or replacement rate thereto (including any Benchmark Replacement), including whether the composition or characteristics of any such alternative, successor or replacement rate (including any Benchmark Replacement) will be similar to, or produce the same value or economic equivalence of, or have the same volume or liquidity as, the Base Rate, Daily Simple SOFR, Adjusted Daily Simple SOFR, the Term SOFR Reference Rate, Adjusted Term SOFR or Term SOFR or any other Benchmark prior to its discontinuance or unavailability, or (b) the effect, implementation or composition of any Conforming Changes. The Administrative Agent and its affiliates or other related entities may engage in transactions that affect the calculation of the Base Rate, Daily Simple SOFR, Adjusted

Daily Simple SOFR, the Term SOFR Reference Rate, Adjusted Term SOFR or Term SOFR, any alternative, successor or replacement rate (including any Benchmark Replacement) or any relevant adjustments thereto, in each case, in a manner adverse to the Borrower. The Administrative Agent may select information sources or services in its reasonable discretion to ascertain the Base Rate, Daily Simple SOFR, Adjusted Daily Simple SOFR, the Term SOFR Reference Rate, Adjusted Term SOFR or Term SOFR or any other Benchmark, in each case pursuant to the terms of this Agreement, and shall have no liability to the Borrower, any Lender or any other person or entity for damages of any kind, including direct or indirect, special, punitive, incidental or consequential damages, costs, losses or expenses (whether in tort, contract or otherwise and whether at law or in equity), for any error or calculation of any such rate (or component thereof) provided by any such information source or service. The Administrative Agent will, in keeping with industry practice, continue using its current rounding practices in connection with the Base Rate, Daily Simple SOFR, Adjusted Daily Simple SOFR, the Term SOFR Reference Rate, Adjusted Term SOFR or Term SOFR. In connection with the use or administration of Daily Simple SOFR and Term SOFR, the Administrative Agent will have the right to make Conforming Changes from time to time and, notwithstanding anything to the contrary herein or in any other Loan Document, any amendments implementing such Conforming Changes will become effective without any further action or consent of any other party to this Agreement or any other Loan Document. The Administrative Agent will promptly notify the Borrower and the Lenders of the effectiveness of any Conforming Changes in connection with the use or administration of Daily Simple SOFR and Term SOFR.

Section 1.3 Financial Attributes of Non-Wholly-Owned Subsidiaries and Unconsolidated Affiliates.

Notwithstanding any other provision of this Agreement or the other Loan Documents to the contrary, when determining compliance with any financial covenant (and in each case, related definitions and definitional interpretations) or any availability calculation contained in any of the Loan Documents, only the Parent Guarantor's and its Subsidiaries' Equity Percentage of the financial attributes of a Subsidiary that is a non-Wholly-Owned Subsidiary or an Unconsolidated Affiliate shall be included, or, with respect to Indebtedness of such non Wholly-Owned Subsidiary or Unconsolidated Affiliate and related obligations, such greater percentage or amount as to which such Person has agreed to be liable by way of an arm's length guaranty, indemnity for borrowed money, stop loss agreement or other agreement.

ARTICLE II. CREDIT FACILITIES

Section 2.1 Bridge Loans

(a) **The Bridge Loan Borrowings.** Subject to the terms and conditions set forth herein, each Lender severally and not jointly agrees to make one or more Bridge Loans to the Borrower from time to time commencing on the Effective Date and ending on November 3, 2023 (such period, the "**Delayed Draw Period**"), in an aggregate principal amount not to exceed the aggregate Bridge Loan Commitments; ~~provided~~ that, (i) no more than three borrowings may be requested or made during the Delayed Draw Period (inclusive of any borrowings made on the Effective Date), (ii) borrowings made during the Delayed Draw Period shall be subject to satisfaction of all conditions set forth in Sections 6.1 (with respect to the initial borrowing) and

6.2 hereof, (iii) the proceeds of the Bridge Loans advanced during the Delayed Draw Period shall be used solely for the purposes set forth in Section 8.8, (iv) upon the funding of any Bridge Loans, the aggregate Bridge Loan Commitments shall automatically be reduced, on a pro rata basis, by the amount of such funded Bridge Loans, and (v) any remaining unused Bridge Loan Commitments shall automatically terminate and be reduced to zero on the last day of the Delayed Draw Period. Amounts borrowed under this Section 2.1(a) and repaid or prepaid may not be reborrowed.

(b) **Requesting Bridge Loans.** The Borrower shall give the Administrative Agent notice pursuant to a Notice of Borrowing or telephonic notice of each borrowing of Bridge Loans. Each Notice of Borrowing shall be delivered to the Administrative Agent before 11:00 a.m. (i) in the case of Term SOFR Loans, on the date three Business Days prior to the proposed date of such borrowing and (ii) in the case of Daily Simple SOFR Loans, on the date three Business Days prior to the proposed date of such borrowing, and (iii) in the case of Base Rate Loans, on the date one Business Day prior to the proposed date of such borrowing (or, in the case of an initial borrowing on the Effective Date, as otherwise agreed by the Administrative Agent). Any such telephonic notice shall include all information to be specified in a written Notice of Borrowing and shall be promptly confirmed in writing by the Borrower pursuant to a Notice of Borrowing sent to the Administrative Agent by facsimile or electronic mail on the same day of the giving of such telephonic notice. The Administrative Agent will transmit by posting to an electronic platform or otherwise by facsimile or other electronic transmission the Notice of Borrowing (or the information contained in such Notice of Borrowing) to each Lender promptly upon receipt by the Administrative Agent (but in any event no later than 2:00 p.m. on the date of receipt by the Administrative Agent). Each Notice of Borrowing or telephonic notice of each borrowing shall be irrevocable once given and binding on the Borrower. If no election is specified as to whether a SOFR Loan is to be a Term SOFR Loan or Daily Simple SOFR Loan, then the requested Loan shall be a Daily Simple SOFR Loan. If no Interest Period is specified with respect to any requested Term SOFR Loan, then the applicable Borrower shall be deemed to have selected an Interest Period of one month's duration. Promptly following receipt of a Notice of Borrowing in accordance with this Section, the Administrative Agent shall advise each Lender of the details thereof and of the amount of such Lender's Loan to be made as part of the requested borrowing.

(c) **Disbursements of Bridge Loan Proceeds.** No later than 12:00 p.m. on the date specified in the Notice of Borrowing, each Lender will make available for the account of its applicable Lending Office to the Administrative Agent at the Principal Office, in immediately available funds, the proceeds of the Bridge Loan to be made by such Lender. Subject to satisfaction of the applicable conditions set forth in Article VI for such borrowing, the Administrative Agent will make the proceeds of such borrowing available to the Borrower no later than 2:00 p.m. on the date and at the account specified by the Borrower in such Notice of Borrowing.

(d) **Assumptions Regarding Funding by Lenders** With respect to Bridge Loans to be made on or after the Effective Date, in the event that there is more than one Lender at such time, unless the Administrative Agent shall have been notified by any Lender that such Lender will not make available to the Administrative Agent a Loan to be made by such Lender in connection with any borrowing, the Administrative Agent may assume that such Lender will

make the proceeds of such Loan available to the Administrative Agent in accordance with this Section, and the Administrative Agent may (but shall not be obligated to), in reliance upon such assumption, make available to the Borrower the amount of such Loan to be provided by such Lender. In such event, if such Lender does not make available to the Administrative Agent the proceeds of such Loan, then such Lender and the Borrower agree to pay to the Administrative Agent on demand the amount of such Loan with interest thereon, for each day from and including the date such Loan is made available to the Borrower but excluding the date of payment to the Administrative Agent, at (i) in the case of a payment to be made by such Lender, the greater of the Federal Funds Effective Rate and a rate determined by the Administrative Agent in accordance with banking industry rules on interbank compensation and (ii) in the case of a payment to be made by the Borrower, the interest rate applicable to Base Rate Loans. If the Borrower and such Lender shall pay the amount of such interest to the Administrative Agent for the same or overlapping period, the Administrative Agent shall promptly remit to the Borrower the amount of such interest paid by the Borrower for such period. If such Lender pays to the Administrative Agent the amount of such Loan, the amount so paid shall constitute such Lender's Loan included in the borrowing. Any payment by the Borrower shall be without prejudice to any claim the Borrower may have against a Lender that shall have failed to make available the proceeds of a Bridge Loan to be made by such Lender.

Section 2.2 [Reserved].

Section 2.3 [Reserved].

Section 2.4 Rates and Payment of Interest and Late Charges on Loans.

(a) **Rates.** The Borrower shall pay to the Administrative Agent for the account of each Lender interest on the unpaid principal amount of each Loan made by such Lender for the period from and including the date of the making of such Loan to but excluding the date such Loan shall be paid in full, at the following per annum rates:

- (i) during such periods as such Loan is a Base Rate Loan, at the Base Rate (as in effect from time to time) plus the Applicable Margin for Base Rate Loans;
- (ii) during such periods as such Loan is (x) a Term SOFR Loan, at Adjusted Term SOFR for such Loan for the Interest Period therefor plus the Applicable Margin for SOFR Loans, and (y) a Daily Simple SOFR Loan, at Adjusted Daily Simple SOFR for such Loan plus the Applicable Margin for SOFR Loans.

Notwithstanding the foregoing, while an Event of Default exists and upon the request of the Requisite Lenders (and automatically in the case of any Event of Default under Section 11.1(a), (f) or (g)), the Borrower shall pay to the Administrative Agent for the account of each Lender and the Administrative Agent, as the case may be, interest at the Post-Default Rate on the outstanding principal amount of any Loan made by such Lender and on any other amount payable by the Borrower hereunder or under the Notes held by such Lender to or for the account of such Lender (including without limitation, accrued but unpaid interest to the extent permitted under Applicable Law).

(b) **Accrual and Payment of Interest.** Interest shall accrue on any Loan from and including the date such Loan is made to but excluding the date of any prepayment or repayment thereof and shall be payable by the Borrower on each Interest Payment Date. Accrued and unpaid interest payable at the Post-Default Rate shall be payable from time to time on demand. Promptly after the determination of any interest rate provided for herein or any change therein, the Administrative Agent shall give notice thereof to the Lenders to which such interest is payable and to the Borrower. All determinations by the Administrative Agent of an interest rate hereunder shall be conclusive and binding on the Lenders and the Borrower for all purposes, absent manifest error.

(c) **Late Charges.** The Borrower shall pay to the Administrative Agent for the account of each applicable Lender, upon billing therefor, a late charge equal to five percent (5%) of the amount of any payment of principal, interest, or both, which is not paid within 5 days after the due date therefor (other than any such payment constituting a bullet payment due on the Maturity Date). Such late charge (i) shall be payable in addition to, and not in limitation of, the Post-Default Rate, (ii) shall be intended to compensate the Administrative Agent and the Lenders for administrative and processing costs incident to late payments, (iii) does not constitute interest, and (iv) shall not be subject to refund or rebate or credited against any other amount due.

Section 2.5 Number of Interest Periods.

There may be no more than five different Interest Periods (inclusive of any Daily Interest Periods) outstanding at the same time.

Section 2.6 Repayment of Loans.

The Borrower shall repay the entire outstanding principal amount of, and all accrued but unpaid interest on, the Loans on the Maturity Date, or, if earlier, the date of the termination of the Bridge Loan Commitments and acceleration of the Loans in accordance with the provisions of this Agreement.

Section 2.7 Prepayments.

(a) **Optional.** Subject to Section 4.4, the Borrower may prepay any Loan at any time without premium or penalty. The Borrower shall give the Administrative Agent at least one Business Day's prior written notice of the prepayment of any Bridge Loan.

(b) **Mandatory.**

(i) If at any time (A) the aggregate outstanding principal amount of the Bridge Loans exceeds the Borrowing Base Availability at such time (including as a result of the failure to comply with the requirements of Section 5.4 within the time frame specified therein) or (B) the aggregate outstanding principal amount of the Bridge Loans exceeds the aggregate initial Bridge Loan Commitments of the Lenders, then in either case, the Borrower shall, within two (2) Business Days after the occurrence of such excess, pay to the Administrative Agent for the accounts of the applicable Lenders the amount of such excess.

(ii) To the extent provided in Sections 8.15(a) and (b), as applicable, in the event there shall have occurred a casualty or a Taking with respect to any Borrowing Base Property, insurance proceeds and Condemnation Proceeds, as applicable, shall be applied to prepay the Loans at the time and in the amount required pursuant to the relevant provisions of Section 8.15.

(iii) The Borrower shall simultaneously repay the outstanding principal amount of the Bridge Loan, and all other Obligations, (x) with the proceeds of any increase in the Revolver Credit Facility or any permanent debt solution for any of the Borrowing Base Properties in connection with the closing thereof and (y) in the event that the Revolver Credit Facility is prepaid in full and terminated.

(c) **Application of Prepayments.** Amounts paid under the preceding subsection (b) shall be applied to pay all amounts of principal outstanding on the Bridge Loan to the Lenders pro rata in accordance with Section 3.3. If the Borrower is required to pay any outstanding SOFR Loans by reason of this Section prior to the end of the applicable Interest Period therefor, the Borrower shall pay all amounts due under Section 4.4.

(d) **Derivatives Contracts.** No repayment or prepayment pursuant to this Section shall affect the Borrower's (or other Loan Party's) obligations under any Derivatives Contract between the Borrower (or other Loan Party) and any Lender (or any Affiliate of any Lender).

Section 2.8 Continuation.

So long as no Event of Default shall exist, unless otherwise elected by the Borrower in accordance with the provisions of this Section, upon the expiration of the then-applicable one-month Interest Period, all outstanding Term SOFR Loans shall automatically be continued as Term SOFR Loans for the next successive one-month Interest Period, provided that the Borrower may on any Business Day, with respect to any Term SOFR Loan, elect to maintain such Term SOFR Loan or any portion thereof as a Term SOFR Loan by selecting a new Daily Interest Period or one, three, or six-month Interest Period for such Term SOFR Loan. Each new Interest Period selected (or automatically continued) under this Section shall commence on the last day of the immediately preceding Interest Period. Unless a one-month Interest Period is being continued automatically in accordance with the terms hereof, each selection of a new Interest Period shall be made by the Borrower giving to the Administrative Agent a Notice of Continuation not later than 11:00 a.m. on the fourth Business Day prior to the date of any such Continuation. Such notice by the Borrower of a Continuation shall be by telephone or teletype, confirmed immediately in writing if by telephone, in the form of a Notice of Continuation, specifying (a) the proposed date of such Continuation, (b) the Term SOFR Loans and portions thereof subject to such Continuation and (c) the duration of the selected Interest Period, all of which shall be specified in such manner as is necessary to comply with all limitations on Loans outstanding hereunder. Each Notice of Continuation shall be irrevocable by and binding on the Borrower once given. Promptly after receipt of a Notice of Continuation, the Administrative Agent shall notify each Lender of the

proposed Continuation (it being agreed that no such notice shall be required for the automatic continuation of one-month Term SOFR Interest Periods). If the Borrower shall fail to select in a timely manner a new Interest Period for any Term SOFR Loan having a one-month, three-month or six-month Interest Period in accordance with this Section, then (x) so long as no Event of Default shall exist, such Loan will be Converted to a Term SOFR Loan with a one-month Interest Period on the last day of the current Interest Period therefor, and (y) if an Event of Default shall exist, such Loan will automatically, on the last day of the current Interest Period therefor, Convert into a Base Rate Loan notwithstanding the first sentence of Section 2.9 or the Borrower's failure to comply with any of the terms of such Section. In addition, Daily Simple SOFR Loans shall be automatically continued as Daily Simple SOFR Loans, absent contrary direction from the Borrower or the existence of an Event of Default.

Section 2.9 Conversion.

The Borrower may on any Business Day, upon the Borrower's giving of a Notice of Conversion to the Administrative Agent, Convert all or a portion of a Bridge Loan of one Type into a Loan of another Type; provided, however, that (i) if a Default shall exist, then a Loan may only be Converted to a Term SOFR Loan with a one-month Interest Period, and (ii) if an Event of Default shall exist, then a Loan may not be Converted to a Term SOFR Loan. Any Conversion of a Term SOFR Loan into a Base Rate Loan or Daily Simple SOFR Loan shall be made on, and only on, the last day of an Interest Period for such Term SOFR Loan. Each such Notice of Conversion shall be given not later than 11:00 a.m. (x) on the Business Day prior to the date of any proposed Conversion into Base Rate Loans, and (y) on the third SOFR Business Day prior to the date of any proposed Conversion into Term SOFR Loans. Promptly after receipt of a Notice of Conversion, the Administrative Agent shall notify each Lender of the proposed Conversion. Subject to the restrictions specified above, each Notice of Conversion shall be by telephone (confirmed immediately in writing) or email in the form of a Notice of Conversion specifying (a) the requested date of such Conversion, (b) the Type of Loan to be Converted, (c) the portion of such Type of Loan to be Converted, (d) the Type of Loan such Loan is to be Converted into and (e) if such Conversion is into a Term SOFR Loan, the requested duration of the Interest Period of such Loan. Each Notice of Conversion shall be irrevocable by and binding on the Borrower once given.

Section 2.10 Notes.

(a) **Bridge Loan Notes.** Upon the request of any Lender through the Administrative Agent, the Borrower shall execute and deliver to such Lender (through the Administrative Agent) a promissory note substantially in the form of Exhibit G (each a "**Bridge Loan Note**"), which shall evidence such Lender's Bridge Loans and Bridge Loan Commitment.

(b) **Records.** The date, amount, interest rate, Type and duration of Interest Periods (if applicable) of each Loan made by each Lender to the Borrower, and each payment made on account of the principal thereof, shall be recorded by such Lender on its books and such entries shall be binding on the Borrower, absent manifest error; provided, however, that the failure of a Lender to make any such record shall not affect the obligations of the Borrower under any of the Loan Documents.

(c) **Lost, Stolen, Destroyed or Mutilated Notes.** Upon receipt by the Borrower of (i) written notice from a Lender that a Note of such Lender has been lost, stolen, destroyed or mutilated, and (ii) (A) in the case of loss, theft or destruction, an unsecured agreement of indemnity from such Lender in form reasonably satisfactory to the Borrower, or (B) in the case of mutilation, upon surrender and cancellation of such Note, the Borrower shall execute and deliver to such Lender a new Note dated the date of such lost, stolen, destroyed or mutilated Note.

Section 2.11 Voluntary Reductions of the Bridge Loan Commitments.

Subject to Section 2.14, the Borrower shall have the right to terminate or reduce the aggregate unused amount of the Bridge Loan Commitments at any time and from time to time without penalty or premium upon not less than 3 Business Days prior written notice to the Administrative Agent of each such termination or reduction, which notice shall specify the effective date thereof and the amount of any such reduction and shall be irrevocable once given and effective only upon receipt by the Administrative Agent. The Administrative Agent will promptly transmit such notice to each Lender. The Bridge Loan Commitments, once terminated or reduced, may not be increased or reinstated.

Section 2.12 [Reserved].

Section 2.13 [Reserved].

Section 2.14 Amount Limitations.

Notwithstanding any other term of this Agreement or any other Loan Document, no Lender shall be required to make a Bridge Loan, and no reduction of the Bridge Loan Commitments pursuant to Section 2.11 shall take effect, if immediately after the making of such Loan or such reduction in the Bridge Loan Commitments, the aggregate principal amount of all outstanding Loans would exceed Borrowing Base Availability at such time.

Section 2.15 [Reserved].

Section 2.16 Funds Transfer Disbursements.

(a) **Generally.** The Borrower hereby authorizes the Administrative Agent to disburse the proceeds of any Loan made by the Lenders or any of their Affiliates pursuant to the Loan Documents as requested by an authorized representative of the Borrower to any of the accounts designated by the Borrower. The Borrower agrees to be bound by any transfer request: (i) authorized or transmitted by the Borrower; or, (ii) made in the Borrower's name and accepted by the Administrative Agent in good faith and in compliance with these transfer instructions, even if not properly authorized by the Borrower. The Borrower further agrees and acknowledges that the Administrative Agent may rely solely on any bank routing number or identifying bank account number or name provided by the Borrower to effect a wire of funds transfer. The Administrative Agent is not obligated or required in any way to take any actions to detect errors in information provided by the Borrower. If the Administrative Agent takes any actions in an attempt to detect errors in the transmission or content of transfer requests or takes any actions in an attempt to detect unauthorized funds transfer requests, the Borrower agrees that no matter how many times the Administrative Agent takes these actions the Administrative Agent will not in any situation be

liable for failing to take or correctly perform these actions in the future and such actions shall not become any part of the transfer disbursement procedures authorized under this provision, the Loan Documents, or any agreement between the Administrative Agent and the Borrower. The Borrower agrees to notify the Administrative Agent of any errors in the transfer of any funds or of any unauthorized or improperly authorized transfer requests within fourteen (14) days after the Administrative Agent's confirmation to the Borrower of such transfer.

(b) **Funds Transfer.** The Administrative Agent will, in its sole discretion, determine the funds transfer system and the means by which each transfer will be made. The Administrative Agent may delay or refuse to accept a funds transfer request if the transfer would: (i) violate the terms of this authorization; (ii) require the use of a bank unacceptable to the Administrative Agent or any Lender or prohibited by any Governmental Authority; (iii) cause the Administrative Agent or any Lender, in their reasonable judgment, to violate any regulatory risk control program or guideline promulgated by the Board of Governors of the Federal Reserve System or any other similar program or guideline; or (iv) otherwise cause the Administrative Agent or any Lender to violate any Applicable Law.

(c) **Limitation of Liability.** Neither the Administrative Agent nor any Lender shall be liable to the Borrower or any other parties for (i) errors, acts or failures to act of others, including other entities, banks, communications carriers or clearinghouses, through which the Borrower's transfers may be made or information received or transmitted, and no such entity shall be deemed an agent of the Administrative Agent or any Lender, (ii) any loss, liability or delay caused by fires, earthquakes, wars, civil disturbances, power surges or failures, acts of government, labor disputes, failures in communications networks, legal constraints or other events beyond Administrative Agent's or any Lender's control, or (iii) any special, consequential, indirect or punitive damages, whether or not (x) any claim for these damages is based on tort or contract or (y) the Administrative Agent, any Lender or the Borrower knew or should have known the likelihood of these damages in any situation; provided, however, that, the Administrative Agent and the Lenders shall be liable to the extent any of the above were the result of the Administrative Agent's or Lenders' gross negligence or willful misconduct as determined by a court of competent jurisdiction in a final, non-appealable judgment. Neither the Administrative Agent nor any Lender makes any representations or warranties other than those expressly made in this Agreement.

ARTICLE III. PAYMENTS, FEES AND OTHER GENERAL PROVISIONS

Section 3.1 Payments.

(a) **Payments by the Borrower.** Except to the extent otherwise provided herein, all payments of principal, interest and other amounts to be made by the Borrower under this Agreement or any other Loan Document shall be made in Dollars, in immediately available funds, without deduction, set-off or counterclaim, to the Administrative Agent at its Principal Office, not later than 2:00 p.m. on the date on which such payment shall become due (each such payment made after such time on such due date to be deemed to have been made on the next succeeding Business Day). Subject to Section 11.4, the Borrower shall, at the time of making each payment under this Agreement or any other Loan Document, specify to the Administrative Agent the amounts payable by the Borrower hereunder to which such payment is to be applied. Each

payment received by the Administrative Agent for the account of a Lender under this Agreement or any other Loan Document shall be paid to such Lender by wire transfer of immediately available funds in accordance with the wiring instructions provided by such Lender to the Administrative Agent from time to time, for the account of such Lender at the applicable Lending Office of such Lender. If the Administrative Agent fails to pay such amounts to such Lender, within one Business Day of receipt of such amounts, the Administrative Agent shall pay interest on such amount at a rate per annum equal to the Federal Funds Effective Rate from time to time in effect. If the due date of any payment under this Agreement or any other Loan Document would otherwise fall on a day which is not a Business Day such date shall be extended to the next succeeding Business Day and interest shall be payable for the period of such extension.

(b) **Presumptions Regarding Payments by Borrower.** Unless the Administrative Agent shall have received notice from the Borrower prior to the date on which any payment is due to the Administrative Agent for the account of the Lenders hereunder that the Borrower will not make such payment, the Administrative Agent may assume that the Borrower has made such payment on such date in accordance herewith and may (but shall not be obligated to), in reliance upon such assumption, distribute to the Lenders the amount due. In such event, if the Borrower has not in fact made such payment, then each of the Lenders severally agrees to repay to the Administrative Agent on demand that amount so distributed to such Lender, with interest thereon, for each day from and including the date such amount is distributed to it to but excluding the date of payment to the Administrative Agent, at the greater of the Federal Funds Effective Rate and a rate determined by the Administrative Agent in accordance with banking industry rules on interbank compensation.

Section 3.2 Pro Rata Treatment.

Except to the extent otherwise provided herein: (a) each borrowing from the Lenders under Sections 2.1(a) shall be made from the Lenders, each payment of the Fees under Section 3.6(a) shall be made for the account of the applicable Lenders, and each termination or reduction of the amount of the Bridge Loan Commitments under Section 2.11 shall be applied to the respective Bridge Loan Commitments of the Lenders, in each case pro rata according to the amounts of their respective Bridge Loan Commitments; (b) each payment or prepayment of principal of Bridge Loans by the Borrower shall be made for the account of the Lenders pro rata in accordance with the respective unpaid principal amounts of the Bridge Loans held by them; (c) each payment of interest on Bridge Loans by the Borrower shall be made for the account of the Lenders pro rata in accordance with the amounts of interest on such Loans then due and payable to the respective Lenders; and (d) the Conversion and Continuation of Bridge Loans of a particular Type (other than Conversions provided for by Section 4.6) shall be made pro rata among the Lenders according to the amounts of their respective Bridge Loans, and the then current Interest Period for each Lender's portion of each such Loan of such Type shall be coterminous.

Section 3.3 Sharing of Payments, Etc.

If a Lender shall obtain payment of any principal of, or interest on, any Loan made by it to the Borrower under this Agreement, or shall obtain payment on any other Obligation owing by any Loan Party through the exercise of any right of set-off, banker's lien or counterclaim or similar right or otherwise or through voluntary prepayments directly to a Lender or other payments made

by any Loan Party to a Lender (other than any payment in respect of Specified Derivatives Obligations) not in accordance with the terms of this Agreement and such payment should be distributed to the Lenders pro rata in accordance with Section 3.2 or Section 11.4, as applicable, such Lender shall promptly purchase from the other Lenders participations in (or, if and to the extent specified by such Lender, direct interests in) the Loans made by the other Lenders or other Obligations owed to such other Lenders in such amounts, and make such other adjustments from time to time as shall be equitable, to the end that all the Lenders shall, subject to Section 3.11 if applicable, share the benefit of such payment (net of any reasonable expenses which may be incurred by such Lender in obtaining or preserving such benefit) pro rata in accordance with Section 3.2 or Section 11.4, as applicable. To such end, all the Lenders shall make appropriate adjustments among themselves (by the resale of participations sold or otherwise) if such payment is rescinded or must otherwise be restored. The Borrower agrees that any Lender so purchasing a participation (or direct interest) in the Loans or other Obligations owed to such other Lenders may exercise all rights of set-off, banker's lien, counterclaim or similar rights with respect to such participation as fully as if such Lender were a direct holder of Loans in the amount of such participation. Nothing contained herein shall require any Lender to exercise any such right or shall affect the right of any Lender to exercise, and retain the benefits of exercising, any such right with respect to any other indebtedness or obligation of the Borrower.

Section 3.4 Several Obligations.

No Lender shall be responsible for the failure of any other Lender to make a Loan or to perform any other obligation to be made or performed by such other Lender hereunder, and the failure of any Lender to make a Loan or to perform any other obligation to be made or performed by it hereunder shall not relieve the obligation of any other Lender to make any Loan or to perform any other obligation to be made or performed by such other Lender.

Section 3.5 Minimum Amounts.

(a) **Borrowings and Conversions.** Each borrowing of Base Rate Loans shall be in an aggregate minimum amount of \$500,000 and integral multiples of \$50,000 in excess thereof. Each borrowing, Conversion and Continuation of Term SOFR Loans shall be in an aggregate minimum amount of \$500,000 and integral multiples of \$50,000 in excess of that amount.

(b) **Prepayments.** Each voluntary prepayment of Bridge Loans shall be in an aggregate minimum amount of \$500,000 and integral multiples of \$50,000 in excess thereof (or, if less, the aggregate principal amount of Bridge Loans then outstanding).

(c) **Reductions of Bridge Loan Commitments.** Unless otherwise approved by the Administrative Agent, each reduction of the Bridge Loan Commitments under Section 2.11 shall be in an aggregate minimum amount of \$5,000,000 and integral multiples of \$1,000,000 in excess thereof.

Section 3.6 Fees.

(a) **Unused Fees.** The Borrower agrees to pay the Administrative Agent for the account of the Lenders having a Bridge Loan Commitment (other than a Defaulting Lender for such period of time as such Lender is a Defaulting Lender), in accordance with their respective Commitment Percentages, a facility unused fee calculated at a rate per annum of 0.25% of the actual daily amount of the aggregate undrawn Bridge Loan Commitments of all Lenders during each calendar quarter or portion thereof commencing on the Effective Date and ending on the last day of the Delayed Draw Period (the “**Unused Fee**”). The Unused Fee shall accrue from and after the Effective Date and shall be payable quarterly in arrears on the first (1st) day of each calendar quarter for the immediately preceding calendar quarter or portion thereof (commencing on the first such date following the Effective Date), and on any earlier date on which the Bridge Loan Commitments shall be reduced or shall terminate as provided in Section 2.11, with a final payment on the last day of the Delayed Draw Period.

(b) **Fee Letter.** The Borrower agrees to pay the fees set forth in the Fee Letter, in the amounts, to the Persons and for the account of the Persons identified therein.

Section 3.7 Computations.

Unless otherwise expressly set forth herein, any accrued interest on any Loan, any Fees or any other Obligations due hereunder shall be computed on the basis of a year of 360 days and the actual number of days elapsed; provided, however, interest on Base Rate Loans shall be computed on the basis of a year of 365 or 366 days, as applicable, and the actual number of days elapsed.

Section 3.8 Usury.

In no event shall the amount of interest due or payable on the Loans or other Obligations exceed the maximum rate of interest allowed by Applicable Law and, if any such payment is paid by any Loan Party or received by any Lender, then such excess sum shall be credited as a payment of principal, unless the Borrower notifies the respective Lender in writing that the Borrower elects to have such excess sum returned to it forthwith. It is the express intent of the parties hereto that the Borrower not pay and the Lenders not receive, directly or indirectly, in any manner whatsoever, interest in excess of that which may be lawfully paid by the Borrower under Applicable Law.

Section 3.9 Agreement Regarding Interest and Charges.

The parties hereto hereby agree and stipulate that the only charge imposed upon the Borrower for the use of money in connection with this Agreement is and shall be the interest specifically described in Sections 2.4(a)(i), (ii) and (iii). Notwithstanding the foregoing, the parties hereto further agree and stipulate that all agency fees, syndication fees, unused fees, closing fees, letter of credit fees, underwriting fees, default charges, funding or “breakage” charges, increased cost charges, attorneys’ fees and reimbursement for costs and expenses paid by the Administrative Agent or any Lender to third parties or for damages incurred by the Administrative Agent or any Lender, in each case in connection with the transactions contemplated by this Agreement and the other Loan Documents, are charges made to compensate the Administrative Agent or any such Lender for underwriting or administrative services and costs or losses performed or incurred, and to be performed or incurred, by the Administrative Agent and the Lenders in connection with this Agreement and shall under no circumstances be deemed to be charges for the use of money. All charges other than charges for the use of money shall be fully earned and nonrefundable when due.

Section 3.10 Statements of Account.

The Administrative Agent will endeavor to account to the Borrower monthly with a statement of Loans, accrued interest and Fees, charges and payments made pursuant to this Agreement and the other Loan Documents, and such account rendered by the Administrative Agent shall be deemed conclusive upon the Borrower absent manifest error, provided that the failure of the Administrative Agent to deliver such a statement of accounts shall not relieve or discharge the Borrower from any of its obligations hereunder.

Section 3.11 Defaulting Lenders.

Notwithstanding anything to the contrary contained in this Agreement, if any Lender becomes a Defaulting Lender, then, until such time as such Lender is no longer a Defaulting Lender, to the extent permitted by Applicable Law:

(a) **Waivers and Amendments.** Such Defaulting Lender's right to approve or disapprove any amendment, waiver or consent with respect to this Agreement shall be restricted as set forth in the definition of Requisite Lenders.

(b) **Defaulting Lender Waterfall** Any payment of principal, interest, Fees or other amounts received by the Administrative Agent for the account of such Defaulting Lender (whether voluntary or mandatory, at maturity, pursuant to Article XI or otherwise) or received by the Administrative Agent from a Defaulting Lender pursuant to Section 13.3 shall be applied at such time or times as may be determined by the Administrative Agent as follows: first, to the payment of any amounts owing by such Defaulting Lender to the Administrative Agent hereunder; second, as the Borrower may request (so long as no Default or Event of Default exists), to the funding of any Loan in respect of which such Defaulting Lender has failed to fund its portion thereof as required by this Agreement, as determined by the Administrative Agent; third, if so determined by the Administrative Agent and the Borrower, to be held in a deposit account and released pro rata in order to satisfy such Defaulting Lender's potential future funding obligations with respect to Loans under this Agreement; fourth, to the payment of any amounts owing to the Lenders or the Administrative Agent as a result of any judgment of a court of competent jurisdiction obtained by any Lender or the Administrative Agent against such Defaulting Lender as a result of such Defaulting Lender's breach of its obligations under this Agreement; fifth, so long as no Default or Event of Default exists, to the payment of any amounts owing to the Borrower as a result of any judgment of a court of competent jurisdiction obtained by the Borrower against such Defaulting Lender as a result of such Defaulting Lender's breach of its obligations under this Agreement; and sixth, to such Defaulting Lender or as otherwise directed by a court of competent jurisdiction; provided that if (x) such payment is a payment of the principal amount of any Loans in respect of which such Defaulting Lender has not fully funded its appropriate share, and (y) such Loans were made at a time when the conditions set forth in Article VI were satisfied or waived, such payment shall be applied solely to pay the Loans of all Non-Defaulting Lenders on a pro rata basis prior to being applied to the payment of any Loans of such Defaulting Lender until such time as all Loans are held by the Lenders pro rata in accordance with their respective Commitment Percentages. Any payments, prepayments or other amounts paid or payable to a Defaulting Lender that are applied (or held) to pay amounts owed by a Defaulting Lender pursuant to this subsection shall be deemed paid to and redirected by such Defaulting Lender, and each Lender irrevocably consents hereto.

(c) **Certain Fees.** No Defaulting Lender shall be entitled to receive any Fee payable under Section 3.6(a) for any period during which that Lender is a Defaulting Lender (and the Borrower shall not be required to pay any such fee that otherwise would have been required to be paid to such Defaulting Lender).

(d) **Defaulting Lender Cure.** If the Borrower and the Administrative Agent agree in writing that a Lender is no longer a Defaulting Lender, the Administrative Agent will so notify the parties hereto, whereupon as of the effective date specified in such notice and subject to any conditions set forth therein, that Lender will, to the extent applicable, purchase at par that portion of outstanding Loans of the other Lenders or take such other actions as the Administrative Agent may determine to be necessary to cause the Loans be held pro rata by the Lenders in accordance with their respective Commitment Percentages, whereupon such Lender will cease to be a Defaulting Lender; provided that no adjustments will be made retroactively with respect to Fees accrued or payments made by or on behalf of the Borrower while that Lender was a Defaulting Lender; and provided, further, that except to the extent otherwise expressly agreed by the affected parties, no change hereunder from Defaulting Lender to Lender will constitute a waiver or release of any claim of any party hereunder arising from that Lender's having been a Defaulting Lender.

(e) **Purchase of Defaulting Lender's Commitment and Loans.** During any period that a Lender is a Defaulting Lender, the Borrower may, by giving written notice thereof to the Administrative Agent, such Defaulting Lender and the other Lenders, demand that such Defaulting Lender assign its Commitment and Loans to an Eligible Assignee subject to and in accordance with the provisions of Section 13.5(b). No party hereto shall have any obligation whatsoever to initiate any such replacement or to assist in finding an Eligible Assignee. In addition, any Lender who is not a Defaulting Lender may, but shall not be obligated, in its sole discretion, to acquire the face amount of all or a portion of such Defaulting Lender's Commitment and Loans via an assignment subject to and in accordance with the provisions of Section 13.5(b). In connection with any such assignment, such Defaulting Lender shall promptly execute all documents reasonably requested to effect such assignment, including an appropriate Assignment and Acceptance Agreement and, notwithstanding Section 13.5(b), shall pay to the Administrative Agent an assignment fee in the amount of \$3,500. The exercise by the Borrower of its rights under this Section shall be at the Borrower's sole cost and expense and at no cost or expense to the Administrative Agent or any of the Lenders.

Section 3.12 Taxes; Foreign Lenders.

(a) **Taxes Generally.** All payments by or on account of any obligation of the Borrower under any Loan Document shall be made free and clear of and without deduction or withholding for any Taxes, except as required by Applicable Law. If any Applicable Law (as determined in the good faith discretion of an applicable withholding agent) requires the deduction or withholding of any Tax from any such payment by a withholding agent, then the applicable withholding agent shall be entitled to make such deduction or withholding and:

(i) shall timely pay the full amount deducted or withheld to the relevant Governmental Authority in accordance with Applicable Law;

(ii) shall promptly forward to the Administrative Agent an official receipt or other documentation reasonably satisfactory to the Administrative Agent evidencing such payment to such Governmental Authority; and

(iii) if such Tax is an Indemnified Tax, then the sum payable by the Borrower shall be increased as necessary so that after such deduction or withholding has been made (including such deductions and withholdings applicable to additional sums payable under this Section) the applicable recipient receives an amount equal to the sum it would have received had no such deduction or withholding been made.

(b) **Tax Indemnification.** If the Borrower fails to pay any Indemnified Taxes when due to the appropriate Governmental Authority or fails to remit to the Administrative Agent, for its account or the account of the respective Lender, the required receipts or other required documentary evidence, the Borrower shall indemnify the Administrative Agent and the Lenders for the full amount of such Indemnified Tax, including any incremental Taxes, interest or penalties that may become payable by the Administrative Agent or any Lender as a result of any such failure. For purposes of this Section, a distribution hereunder by the Administrative Agent or any Lender to or for the account of any Lender shall be deemed a payment by the Borrower. The Administrative Agent or such Lender agrees to furnish to the Borrower (and in the case of a Lender, to the Administrative Agent) a certificate setting forth in reasonable detail the basis and amount of each request by the Administrative Agent or such Lender for compensation under this Section. Absent manifest error, determinations by the Administrative Agent or any Lender of compensation due under this Section shall be conclusive, provided that such determinations are made on a reasonable basis and in good faith.

(c) **Tax Forms.** Any Lender that is entitled to an exemption from or reduction of withholding Tax with respect to payments made under any Loan Document shall deliver to the Borrower and the Administrative Agent, at the time or times reasonably requested by the Borrower or the Administrative Agent, such properly completed and executed documentation reasonably requested by the Borrower or the Administrative Agent as will permit such payments to be made without withholding or at a reduced rate of withholding. In addition, any Lender, if reasonably requested by the Borrower or the Administrative Agent, shall deliver such other documentation prescribed by Applicable Law or reasonably requested by the Borrower or the Administrative Agent as will enable the Borrower or the Administrative Agent to determine whether or not such Lender is subject to backup withholding or information reporting requirements. Notwithstanding anything to the contrary in the preceding two sentences, the completion, execution and submission of such documentation (other than such documentation set forth in paragraphs (c)(i), (ii) and (v) of this Section) shall not be required if in the Lender's reasonable judgment such completion, execution or submission would subject such Lender to any material unreimbursed cost or expense or would materially prejudice the legal or commercial position of such Lender. Without limiting the generality of the foregoing:

(i) Any Lender that is a "United States Person" as defined in Section 7701(a)(30) of the Internal Revenue Code shall deliver to the Borrower and the Administrative Agent executed copies of Internal Revenue Service Form W-9 certifying that such Lender is exempt from U.S. federal backup withholding tax.

(ii) Prior to the date that any Foreign Lender becomes a party hereto (and from time to time thereafter upon the reasonable request of the Borrower or the Administrative Agent), such Foreign Lender shall, to the extent it is legally entitled to do so, deliver to the Borrower and the Administrative Agent (in such number of copies as shall be requested by the recipient), whichever of the following is applicable:

(A) in the case of a Foreign Lender claiming the benefits of an income tax treaty to which the United States is a party (x) with respect to payments of interest under any Loan Document, an executed copy of IRS Form W-8BEN or W-8BEN-E, as applicable, establishing an exemption from, or reduction of, U.S. federal withholding Tax pursuant to the “interest” article of such tax treaty and (y) with respect to any other applicable payments under any Loan Document, IRS Form W-8BEN or W-8BEN-E, as applicable, establishing an exemption from, or reduction of, U.S. Federal withholding Tax pursuant to the “business profits” or “other income” article of such tax treaty;

(B) an executed copy of IRS Form W-8ECI;

(C) in the case of a Foreign Lender claiming the benefits of the exemption for portfolio interest under Section 881(c) of the Code, (x) a certificate substantially in the form of Exhibit P-1 to the effect that such Foreign Lender is not a “bank” within the meaning of Section 881(c)(3)(A) of the Code, a “10 percent shareholder” of such Borrower within the meaning of Section 881(c)(3)(B) of the Code, or a “controlled foreign corporation” described in Section 881(c)(3)(C) of the Code (a “U.S. Tax Compliance Certificate”) and (y) an executed copy of IRS Form W-8BEN or W-8BEN-E, as applicable; or

(D) to the extent a Foreign Lender is not the Beneficial Owner, an executed copy of Form W-8IMY, accompanied by IRS Form W-8ECI, IRS Form W-8BEN, W-8BEN-E, a U.S. Tax Compliance Certificate substantially in the form of Exhibit P-2, or Exhibit P-3, IRS Form W-9, and/or other certification documents from each Beneficial Owner, as applicable; provided, that if the Foreign Lender is a partnership and one or more direct or indirect partners of such Foreign Lender are claiming the portfolio interest exemption, such Foreign Lender may provide a U.S. Tax Compliance Certificate substantially in the form of Exhibit P-4 on behalf of each such direct and indirect partner;

(iii) Each such Foreign Lender shall, to the extent it is legally entitled to do so, (x) deliver to the Borrower and the Administrative Agent (in such number of copies as shall be requested by the recipient) on or prior to the date on which such Foreign Lender becomes a Lender under this Agreement (and from time to time thereafter upon the reasonable request of the Borrower or the Administrative Agent), executed originals or (if copies are equally valid for the purpose) copies of

any other form prescribed by applicable law as a basis for claiming exemption from or a reduction in U.S. Federal withholding Tax, duly completed, together with such supplementary documentation as may be prescribed by applicable law to permit the Borrower or the Administrative Agent to determine the withholding or deduction required to be made, (y) deliver further copies of such forms or other appropriate certifications on or before the date that any such forms expire or become obsolete and after the occurrence of any event requiring a change in the most recent form delivered to the Borrower or the Administrative Agent, and (z) obtain such extensions of the time for filing, and renew such forms and certifications thereof, as may be reasonably requested by the Borrower or the Administrative Agent.

(iv) If any such Lender, to the extent it may lawfully do so, fails to deliver the above forms or other documentation, then the Administrative Agent may withhold from any payments to such Lender under any of the Loan Documents such amounts as are required by the Internal Revenue Code. If any Governmental Authority asserts that the Administrative Agent did not properly withhold or backup withhold, as the case may be, any Tax or other amount from payments made to or for the account of any Lender, such Lender shall indemnify the Administrative Agent therefor, including all penalties and interest, any Taxes imposed by any jurisdiction on the amounts payable to the Administrative Agent under this Section, and costs and expenses (including all reasonable fees and disbursements of any law firm or other external counsel and the allocated cost of internal legal services and all disbursements of internal counsel) of the Administrative Agent.

(v) If a payment made to a Lender under any Loan Document would be subject to withholding Tax imposed by FATCA if such Lender were to fail to comply with the applicable reporting requirements of FATCA (including those contained in Section 1471(b) or 1472(b) of the Internal Revenue Code, as applicable), such Lender shall deliver to the Borrower and the Administrative Agent at the time or times prescribed by law and at such time or times reasonably requested by the Borrower or the Administrative Agent such documentation prescribed by Applicable Law (including as prescribed by Section 1471(b)(3)(C)(i) of the Internal Revenue Code) and such additional documentation reasonably requested by the Borrower or the Administrative Agent as may be necessary for the Borrower and the Administrative Agent to comply with their obligations under FATCA and to determine that such Lender has complied with such Lender's obligations under FATCA or to determine the amount, if any, to deduct and withhold from such payment. Solely for purposes of this clause, "FATCA" shall include any amendments made to FATCA after the date of this Agreement.

(vi) The obligation of the Lenders under this Section shall survive the termination of the Commitments, repayment of all Obligations and the resignation or replacement of the Administrative Agent.

(d) **Treatment of Certain Refunds.** If any party determines, in its sole discretion exercised in good faith, that it has received a refund (or credit in lieu thereof) of any Taxes as to which it has been indemnified pursuant to this Section (including by the payment of additional amounts pursuant to this Section), it shall pay to the indemnifying party an amount equal to such refund (but only to the extent of indemnity payments made under this Section with respect to the Taxes giving rise to such refund), net of all out-of-pocket expenses (including taxes) of such indemnified party and without interest (other than any interest paid by the relevant Governmental Authority with respect to such refund). Such indemnifying party, upon the request of such indemnified party, shall repay to such indemnified party the amount paid over pursuant to this paragraph (plus any penalties, interest or other charges imposed by the relevant Governmental Authority) in the event that such indemnified party is required to repay such refund to such Governmental Authority. Notwithstanding anything to the contrary in this paragraph, in no event will the indemnified party be required to pay any amount to an indemnifying party pursuant to this paragraph the payment of which would place the indemnified party in a less favorable net after-tax position than the indemnified party would have been in if the Tax subject to indemnification and giving rise to such refund had not been deducted, withheld or otherwise imposed and the indemnification payments or additional amounts with respect to such Tax had never been paid. This paragraph shall not be construed to require any indemnified party to make available its tax returns (or any other information relating to its taxes that it reasonably deems confidential) to the indemnifying party or any other Person.

(e) **USA Patriot Act Notice: Compliance.** In order for the Administrative Agent to comply with the USA Patriot Act of 2001 (Public Law 107-56), prior to any Lender or Participant that is organized under the laws of a jurisdiction outside of the United States of America becoming a party hereto, the Administrative Agent may request, and such Lender or Participant shall provide to the Administrative Agent, its name, address, tax identification number and/or such other identification information as shall be necessary for the Administrative Agent to comply with federal law.

ARTICLE IV. YIELD PROTECTION, ETC.

Section 4.1 Additional Costs; Capital Adequacy.

(a) **Capital Adequacy.** If any Lender or any Participant determines that compliance with any Regulatory Change affects or would affect the amount of capital or liquidity required or expected to be maintained by such Lender or such Participant, or any corporation Controlling such Lender or such Participant, as a consequence of, or with reference to, such Lender's or such Participant's or such corporation's Commitments or its making or maintaining Loans below the rate which such Lender or such Participant or such corporation Controlling such Lender or such Participant could have achieved but for such Regulatory Change (taking into account the policies of such Lender or such Participant or such corporation with regard to capital and liquidity), then the Borrower shall, from time to time, within thirty (30) calendar days after written demand by such Lender or such Participant, pay to such Lender or such Participant additional amounts sufficient to compensate such Lender or such Participant or such corporation Controlling such Lender or such Participant for such reduction suffered to the extent that such Lender or such Participant determines such increase in capital is allocable to such Lender's or such Participant's obligations hereunder. Any Participant's right to receive compensation pursuant to this subsection (a) is limited by the terms of Section 13.5(d).

(b) **Additional Costs.** In addition to, and not in limitation of the immediately preceding subsection (a), the Borrower shall promptly pay to the Administrative Agent for the account of each affected Lender from time to time such amounts as such Lender may determine to be necessary to compensate such Lender for any costs incurred by such Lender that it determines are attributable to its making, continuing, converting or maintaining of any Term SOFR Loans or its obligation to make any Term SOFR Loans hereunder, any reduction in any amount receivable by such Lender under this Agreement or any of the other Loan Documents in respect of any of such Loans or such obligation or the maintenance by such Lender of capital in respect of its Loans or its Commitments (such new or increases in costs and reductions in amounts receivable being herein called “**Additional Costs**”), to the extent resulting from any Regulatory Change that: (i) changes the basis of taxation of any amounts payable to such Lender under this Agreement or any of the other Loan Documents in respect of any of such Loans or its Commitments (other than (A) Indemnified Taxes, (B) Taxes described in clauses (b) through (d) of the definition of Excluded Taxes, and (C) Connection Income Taxes); or (ii) imposes or modifies any reserve, special deposit or similar requirements relating to any extensions of credit or other assets of, or any deposits with or other liabilities of, such Lender, or any commitment of such Lender (including, without limitation, the Commitments of such Lender hereunder); or (iii) has or would have the effect of reducing the rate of return on capital of such Lender to a level below that which such Lender could have achieved but for such Regulatory Change (taking into consideration such Lender’s policies with respect to capital adequacy), other than, in the case of this clause (iii), with respect to Taxes that are expressly covered in Section 3.12.

(c) **Lender’s Suspension of SOFR Loans.** Without limiting the effect of the provisions of the immediately preceding subsections (a) and (b), if, by reason of any Regulatory Change, any Lender either (i) incurs Additional Costs based on or measured by the excess above a specified level of the amount of a category of deposits or other liabilities of such Lender that includes deposits by reference to which the interest rate on SOFR Loans is determined as provided in this Agreement or a category of extensions of credit or other assets of such Lender that includes SOFR Loans or (ii) becomes subject to restrictions on the amount of such a category of liabilities or assets that it may hold, then, if such Lender so elects by notice to the Borrower (with a copy to the Administrative Agent), the obligation of such Lender to make or Continue, or to Convert any other Type of Loans into, SOFR Loans hereunder shall be suspended until such Regulatory Change ceases to be in effect (in which case the provisions of Section 4.6 shall apply).

(d) **[Reserved]**.

(e) **Notification and Determination of Additional Costs.** Each of the Administrative Agent and each Lender and each Participant, as the case may be, agrees to notify the Borrower of any event occurring after the Effective Date entitling the Administrative Agent or such Lender or such Participant to compensation (the “**Additional Compensation**”) under any of the preceding subsections of this Section as promptly as practicable. The Administrative Agent or such Lender or such Participant agrees to furnish to the Borrower (and in the case of a Lender or a Participant, to the Administrative Agent) a certificate setting forth in reasonable detail the basis and amount of each request by the Administrative Agent or such Lender for such Additional Compensation. Absent manifest error, determinations by the Administrative Agent or any Lender or any Participant of the effect of any Regulatory Change shall be conclusive, provided that such determinations are made on a reasonable basis and in good faith.

Section 4.2 SOFR Loan Lending Unlawful; Temporary Inability to Determine Rate.

(a) If any Lender shall determine (which determination shall, upon notice thereof to the Borrower and the Administrative Agent, be conclusive and binding on the Borrower) that, after the Effective Date, (i) the introduction of or any change in or in the interpretation of any law makes it unlawful, or (ii) any Governmental Authority asserts that it is unlawful, for such Lender to make or continue any Loan as, or to convert (if permitted pursuant to this Agreement) any Loan into, a SOFR Loan, the obligations of such Lender to make, continue or convert into any such SOFR Loan shall, upon such determination, be suspended until such Lender shall notify the Administrative Agent that the circumstances causing such suspension no longer exist, and all outstanding SOFR Loans payable to such Lender shall automatically convert (if conversion is permitted under this Agreement) into a Base Rate Loan, or be repaid (if no conversion is permitted) at the end of the then current Interest Periods with respect thereto or sooner, if required by law or such assertion.

(b) Subject to Section 4.3 hereof, if the Administrative Agent or the Requisite Lenders determine that for any reason adequate and reasonable means do not exist for determining Adjusted Daily Simple SOFR or Adjusted Term SOFR with respect to a proposed SOFR Loan, or in connection with any request for a SOFR Loan or a conversion thereto or a continuation thereof that Adjusted Daily Simple SOFR or Adjusted Term SOFR for any requested Interest Period with respect to a proposed SOFR Loan does not adequately and fairly reflect the cost to the Lenders of funding such Loan, the Administrative Agent will promptly so notify the Borrower and each Lender. Thereafter, the obligation of the Lenders to make or maintain such SOFR Loan shall be suspended until the Administrative Agent (upon the instruction of the Requisite Lenders) revokes such notice. Upon receipt of such notice, the Borrower may revoke any pending request for a borrowing of, conversion to or continuation of such SOFR Loan or, failing that, will be deemed to have converted such request into a request for a borrowing of a Base Rate Loan in the amount specified therein and any outstanding affected SOFR Loans will be deemed to have been converted into Base Rate Loans at the end of the applicable Interest Period. Upon any such conversion, the Borrower shall also pay accrued interest on the amount so converted, together with any additional amounts required pursuant to Article IV.

Section 4.3 Permanent Inability to Determine Rate; Benchmark Replacement.

(a) Benchmark Replacement. Notwithstanding anything to the contrary herein or in any other Loan Document, upon the occurrence of a Benchmark Transition Event, the Administrative Agent and the Borrower may amend this Agreement to replace the then-current Benchmark with a Benchmark Replacement. Any such amendment with respect to a Benchmark Transition Event will become effective at 5:00 p.m. on the fifth (5th) Business Day after the Administrative Agent has posted such proposed amendment to all Lenders and the Borrower so long as the Administrative Agent has not received, by such time, written notice of objection to such amendment from Lenders comprising the Requisite Lenders. No replacement of the then-current Benchmark with a Benchmark Replacement pursuant to this Section 4.3 will occur prior to the applicable Benchmark Transition Start Date. Unless and until a Benchmark Replacement is effective in accordance with this clause (a), all Loans shall be converted into Base Rate Loans in accordance with the provisions of Section 4.2 above.

(b) Benchmark Replacement Conforming Changes. In connection with the use, administration, adoption or implementation of a Benchmark Replacement, the Administrative Agent will have the right to make Conforming Changes from time to time and, notwithstanding anything to the contrary herein or in any other Loan Document, any amendments implementing such Conforming Changes will become effective without any further action or consent of any other party to this Agreement or any other Loan Document.

(c) Notices; Standards for Decisions and Determinations. The Administrative Agent will promptly notify the Borrower and the Lenders of the implementation of any Benchmark Replacement and the effectiveness of any Conforming Changes. The Administrative Agent will notify the Borrower and the removal or reinstatement of any tenor of a Benchmark. Any determination, decision or election that may be made by the Administrative Agent or Lenders pursuant to this Section 4.3(c), including any determination with respect to a tenor, rate or adjustment or of the occurrence or non-occurrence of an event, circumstance or date and any decision to take or refrain from taking any action, will be conclusive and binding absent manifest error and may be made in its or their sole discretion and without consent from any other party hereto, except, in each case, as expressly required pursuant to this Section 4.3(c).

(d) Unavailability of Tenor of Benchmark. Notwithstanding anything to the contrary herein or in any other Loan Document, at any time (including in connection with the implementation of a Benchmark Replacement), (i) if any then-current Benchmark is a term rate (including the Term SOFR Reference Rate) and either (A) any tenor for such Benchmark is not displayed on a screen or other information service that publishes such rate from time to time as selected by the Administrative Agent in its reasonable discretion or (B) the administrator of such Benchmark or the regulatory supervisor for the administrator of such Benchmark has provided a public statement or publication of information announcing that any tenor for such Benchmark is not or will not be representative or in compliance with or aligned with the International Organization of Securities Commissions (IOSCO) Principles for Financial Benchmarks, then the Administrative Agent may modify the definition of "Interest Period" (or any similar or analogous definition) for any Benchmark settings at or after such time to remove such unavailable, non-representative, non-compliant or non-aligned tenor and (ii) if a tenor that was removed pursuant to clause (a) above either (A) is subsequently displayed on a screen or information service for a Benchmark (including a Benchmark Replacement) or (B) is not, or is no longer, subject to an announcement that it is not or will not be representative or in compliance with or aligned with the International Organization of Securities Commissions (IOSCO) Principles for Financial Benchmarks for a Benchmark (including a Benchmark Replacement), then the Administrative Agent may modify the definition of "Interest Period" (or any similar or analogous definition) for all Benchmark settings at or after such time to reinstate such previously removed tenor.

(e) Benchmark Unavailability Period. Upon the Borrower's receipt of notice of the commencement of a Benchmark Unavailability Period, the Borrower may revoke any request for the applicable SOFR Borrowing of, conversion to or continuation of SOFR Loans to be made, converted or continued during any Benchmark Unavailability Period and, failing that, the Borrower will be deemed to have converted any such request into a request for a Borrowing of or conversion to Base Rate Loans. During any Benchmark Unavailability Period or at any time that a tenor for the then-current Benchmark is not an Available Tenor, the component of Base Rate based upon Adjusted Term SOFR (or then-current Benchmark) will not be used in any determination of Base Rate.

Section 4.4 Compensation.

The Borrower shall pay to the Administrative Agent for the account of each Lender, within 15 days after the Borrower receives a request for such payment accompanied by the certificate described in the final paragraph of this Section, such amount or amounts as shall be sufficient (in the reasonable opinion of such Lender) to compensate it for any loss, cost or expense that such Lender reasonably determines is attributable to:

(a) any payment or prepayment (whether mandatory or optional) of (i) a Term SOFR Loan or Conversion of a Term SOFR Loan, made by such Lender for any reason (including, without limitation, acceleration) on a date other than the last day of the Interest Period for such Loan or (ii) a Daily Simple SOFR Loan or Conversion of a Daily Simple SOFR Loan, made by such Lender for any reason (including, without limitation, acceleration) on a date other than the Interest Payment Date for such Loan; or

(b) any failure by the Borrower for any reason (including, without limitation, the failure of any of the applicable conditions precedent specified in Article VI to be satisfied) to borrow a SOFR Loan from such Lender on the requested date for such borrowing, or to Convert a Base Rate Loan or an Daily Simple SOFR Loan into a Term SOFR Loan, or to Convert a Base Rate Loan or Term SOFR Loan into a Daily Simple SOFR Loan or Continue a Term SOFR Loan on the requested date of such Conversion or Continuation (it being acknowledged that, subsequent to the Borrower's initial election of a one-month Interest Period, until the Borrower makes an election otherwise in accordance with Section 2.8, a one-month Interest Period will be applicable to Term SOFR Loans and such Term SOFR Loans will be automatically continued for successive one-month Interest Periods, subject to the terms of Section 2.8).

Not in limitation of the foregoing, such compensation shall include, without limitation, an amount equal to the then present value of (a) the amount of interest that would have accrued on such SOFR Loan for the remainder of the applicable Interest Period or, with respect to Daily Simple SOFR Loans, the Interest Payment Date, at the rate applicable to such SOFR Loan, less (b) the amount of interest that would accrue on the same SOFR Loan or for the same period if SOFR were set on the date on which such SOFR Loan was repaid, prepaid or Converted or the date on which the Borrower failed to borrow, Convert or Continue such SOFR Loan, calculating present value by using as a discount rate SOFR quoted on such date. Any Lender requesting compensation under this Section shall provide the Borrower with a statement setting forth in reasonable detail the basis for requesting such compensation and the method for determining the amount thereof. Absent manifest error, determinations by any Lender in any such statement shall be conclusive, provided that such determinations are made on a reasonable basis and in good faith.

Section 4.5 Affected Lenders and Non-Consenting Lenders.

If (a) a Lender requests compensation pursuant to Section 3.12 or 4.1, and the Requisite Lenders are not also doing the same, or (b) the obligation of any Lender to make SOFR Loans or to Continue Term SOFR, or to Convert Base Rate Loans or Daily Simple SOFR Loan into Term SOFR, or to Convert Base Rate Loans or Term SOFR Loan into Daily Simple SOFR Loans shall be suspended pursuant to Sections 4.1(c), 4.2(a) or 4.3 but the obligation of the Requisite Lenders shall not have been suspended under such Sections, or (c) a Lender is a Non-Consenting Lender, then, so long as there does not then exist any Default or Event of Default, the Borrower may demand that such Lender (the “**Affected Lender**”), and upon such demand the Affected Lender shall promptly, assign its Commitment and Loans to an Eligible Assignee (who, in the case of an assignment resulting from a Lender becoming a Non-Consenting Lender, shall have consented to the applicable amendment, waiver or consent) subject to and in accordance with the provisions of Section 13.5(b) for a purchase price equal to the aggregate principal balance of all Loans then owing to the Affected Lender plus any accrued but unpaid interest thereon and accrued but unpaid fees owing to the Affected Lender, or any other amount as may be mutually agreed upon by such Affected Lender and Eligible Assignee. Each of the Administrative Agent and the Affected Lender shall reasonably cooperate in effectuating the replacement of such Affected Lender under this Section, but at no time shall the Administrative Agent, such Affected Lender nor any other Lender be obligated in any way whatsoever to initiate any such replacement or to assist in finding an Eligible Assignee. The exercise by the Borrower of its rights under this Section shall be at the Borrower’s sole cost and expense and at no cost or expense to the Administrative Agent, the Affected Lender or any of the other Lenders. The terms of this Section shall not in any way limit the Borrower’s obligation to pay to any Affected Lender compensation owing to such Affected Lender pursuant to Section 3.12 or 4.1 with respect to periods up to the date of replacement.

Section 4.6 Treatment of Affected Loans.

If the obligation of any Lender to make SOFR Loans or to Continue Term SOFR Loans, or to Convert Base Rate Loans or Daily Simple SOFR Loans into, Term SOFR Loans, or to Converted Base Rate Loans or Term SOFR Loans into Daily Simple SOFR Loans shall be suspended pursuant to Section 4.1(c), Section 4.2(a) or Section 4.3, then such Lender’s SOFR Loans shall be automatically Converted into Base Rate Loans, with respect to any Daily Simple SOFR Loans, immediately, and, with respect to Term SOFR Loans, on the last day(s) of the then current Interest Period(s) for Term SOFR Loans (or, in the case of a Conversion required by Section 4.1(c) or 4.3, on such earlier date as such Lender may specify to the Borrower with a copy to the Administrative Agent) and, unless and until such Lender gives notice as provided below that the circumstances specified in Section 4.1, 4.2(a) or 4.3 that gave rise to such Conversion no longer exist:

(a) to the extent that such Lender’s SOFR Loans have been so Converted, all payments and prepayments of principal that would otherwise be applied to such Lender’s SOFR Loans shall be applied instead to its Base Rate Loans; and

(b) all Loans that would otherwise be made or Continued by such Lender as SOFR Loans shall be made or Continued instead as Base Rate Loans, and all Base Rate Loans of such Lender that would otherwise be Converted into SOFR Loans shall remain as Base Rate Loans.

If such Lender gives notice to the Borrower (with a copy to the Administrative Agent) that the circumstances specified in Section 4.1, 4.2(a) or 4.3 that gave rise to the Conversion of such Lender's SOFR Loans pursuant to this Section no longer exist (which such Lender agrees to do promptly upon such circumstances ceasing to exist) at a time when SOFR Loans made by other Lenders are outstanding, then such Lender's Base Rate Loans shall be automatically Converted, on the first day(s) of the next succeeding Interest Period(s) for such outstanding SOFR Loans, to the extent necessary so that, after giving effect thereto, all Loans held by the Lenders holding SOFR Loans and by such Lender are held pro rata (as to principal amounts, Types and Interest Periods) in accordance with their respective Commitments.

Section 4.7 Change of Lending Office.

Each Lender agrees that it will use reasonable efforts (consistent with legal and regulatory restrictions) to designate an alternate Lending Office with respect to any of its Loans affected by the matters or circumstances described in Section 3.12, 4.1, 4.2(a) or 4.3 to reduce the liability of the Borrower or avoid the results provided thereunder, so long as such designation is not disadvantageous to such Lender as determined by such Lender in its sole discretion, except that such Lender shall have no obligation to designate a Lending Office located in the United States of America.

Section 4.8 Assumptions Concerning Funding of SOFR Loans.

Calculation of all amounts payable to a Lender under this Article IV shall be made as though such Lender had actually funded SOFR Loans through the purchase of deposits in the relevant market bearing interest at the rate applicable to such SOFR Loans in an amount equal to the amount of the SOFR Loans and having a maturity comparable to the relevant Interest Period; provided, however, that each Lender may fund each of its SOFR Loans in any manner it sees fit and the foregoing assumption shall be used only for calculation of amounts payable under this Article IV.

ARTICLE V. BORROWING BASE PROPERTIES

Section 5.1 Borrowing Base Properties; Borrowing Base Property Requests.

(a) **Borrowing Base Properties.** The Obligations shall be secured by a first priority lien and security interest granted in favor of the Administrative Agent for the benefit of the Lenders, the Administrative Agent and the Specified Derivatives Providers on the Collateral, it being agreed that the Borrowing Base Properties shall be required to be secured by a Mortgage only to the extent requested by the Administrative Agent in its sole discretion or as otherwise required as set forth in Section 11.2(b). Each of the Eligible Properties constituting Borrowing Base Properties shall be a Borrowing Base Property unless and until it is released or disqualified as such pursuant to Section 5.2(a) or (b).

(b) Additional Borrowing Base Properties.

(i) **Notice and Due Diligence Package.** If at any time the Borrower desires that an Eligible Property be approved as a Borrowing Base Property, the Borrower shall so notify the Administrative Agent in writing (a "**Borrowing Base Property Request**"), a copy of which the Administrative Agent shall provide to the Lenders. In connection with each Borrowing Base Property Request, the Borrower shall deliver to the Administrative Agent the following due diligence package with respect to such Eligible Property, which shall be in form and substance reasonably satisfactory to the Administrative Agent in its sole and absolute discretion (the "**Due Diligence Package**"):

(A) a new Appraisal for such Eligible Property acceptable to Administrative Agent;

(B) current rent rolls and cash flow and operating statement projections, including any near term capital expenditures, showing prior year, year-to-date and projected performance and budget;

(C) historical operating statements and rent rolls associated with such Eligible Property;

(D) copies of tenant leases, certificates of occupancy, site plans, and market information association with such Eligible Property;

(E) each of the following: (i) a Compliance Certificate, executed by a Responsible Officer of the Borrower, demonstrating pro forma compliance with the covenants set forth in Section 10.1; and (ii) a pro forma Borrowing Base Certificate showing the revised Borrowing Base Properties after giving effect to the addition of the requested Eligible Property;

(F) each of the following: (i) a current Phase I Environmental Report, dated within six (6) months (or such longer time frame approved by the Administrative Agent) of the date an Eligible Property is added as a Borrowing Base Property, such Phase I to be acceptable to the Requisite Lenders, (ii) a current property condition report, and (iii) evidence of proper fee title and a current survey and zoning report, in each case dated within twelve (12) months of the date an Eligible Property is added as a Borrowing Base Property (or other satisfactory survey and zoning information, together with evidence of compliance with zoning to the extent reasonably requested by the Administrative Agent), collectively evidencing that such Eligible Property is free from all environmental and structural issues (other than those accepted by the Administrative Agent and the Requisite Lenders);

(G) to the extent the Eligible Property is not owned by an existing Loan Party, formation and governing documents of the Person that owns such Eligible Property that will become a Subsidiary Guarantor, and of each Person that holds a direct or indirect Equity Interest in such Person;

(H) Evidence of permits and licenses, insurance and seismic report (if applicable) and owners' title insurance policies; and

(I) any other due diligence as reasonably requested by the Administrative Agent; and, with respect to any of the foregoing in clauses (A), (F) and (H), unless waived by the Administrative Agent at any time.

(ii) **Review and Approval.** The Administrative Agent and the Requisite Lenders shall endeavor to approve or reject such Borrowing Base Property Request within ten (10) days following receipt of a complete copy of the applicable Due Diligence Package (or such shorter time, if applicable, as the Administrative Agent determines is reasonably practicable). Any such approval shall be subject to the satisfaction of the requirements set forth in Section 5.1(b)(iii). For the avoidance of doubt, if any of the conditions set forth below are not satisfied in the reasonable discretion of the Administrative Agent (including any documentation delivered under the Due Diligence Package) with respect to any Real Estate Asset, then unless any such requirement has been waived in writing by the Administrative Agent and the Requisite Lenders, such Real Estate Asset shall not become a Borrowing Base Property.

(iii) **Conditions Precedent to Effectiveness.** An Eligible Property that has been approved pursuant to Section 5.1(b)(ii) shall be included in the calculation of Borrowing Base Availability as a Borrowing Base Property upon the satisfaction of each of the following in form and substance satisfactory to the Administrative Agent:

(A) if the Eligible Property is not owned by an existing Subsidiary Guarantor, a joinder or accession agreement to the Guaranty, pursuant to which the Person that owns such Eligible Property (and each other direct or indirect owner of such new Subsidiary Guarantor that is a Subsidiary of the Borrower) becomes a Subsidiary Guarantor;

(B) a Pledge and Security Agreement or joinder thereto, in form and substance reasonably satisfactory to the Administrative Agent, reflecting the pledge of Equity Interests by the Borrower in each such new Subsidiary Guarantor as additional Collateral, together with, to the extent requested by the Administrative Agent, certificates and instruments representing the Equity Interests of each such new Subsidiary Guarantor, pledged as Collateral pursuant to the applicable Pledge and Security Agreement, accompanied by undated stock powers or instruments of transfer executed in blank;

(C) [Reserved];

(D) an Environmental Indemnity in form and substance reasonably satisfactory to the Administrative Agent;

(E) [Reserved];

(F) the transfer of the “landlord’s” or “lessor’s” interest in all Leases with respect to such Eligible Property shall have been consummated in accordance with the terms of each thereof and all such Leases shall name the applicable Subsidiary Guarantor as “landlord” or “lessor” thereunder, whether by amendment, assignment or otherwise, subject only to the

consent or approval of the Federal Agency tenant under such Leases (which consent or approval the Loan Parties shall use commercially reasonable and diligent efforts to obtain promptly after the date such Real Estate Asset becomes an Eligible Property and in any event within six (6) months after such date (or such longer period approved by the Administrative Agent));

(G) the Property Management Agreement with respect to such Eligible Property and an Assignment and Subordination of Management Agreement in respect of the same (or other property management arrangement satisfactory to the Administrative Agent);

(H) UCC financing statements required by the Administrative Agent, in form and substance reasonably satisfactory to the Administrative Agent;

(I) (x) a copy of the owner's title insurance policy showing no exceptions to title unacceptable to Administrative Agent other than Eligible Property Permitted Liens (and including copies of all exception documents) and to the extent reasonably required by the Administrative Agent, any bringdowns or endorsements to the existing title insurance policies in favor of the Administrative Agent necessary to preserve the effectiveness of the Real Property Collateral and related title insurance;

(J) a current Statement of Lease with respect to such Real Estate Asset;

(K) with respect to any Eligible Property already owned by a new Subsidiary Guarantor, a copy of the Novation Agreements with each applicable Federal Agency or to the extent such Eligible Property is being acquired, any pre-novation assurance letters obtained by the applicable Subsidiary Guarantor, it being agreed that such Subsidiary Guarantor will request such assurance letters from each Federal Agency tenant (to be followed by the applicable Novation Letters following such Real Estate Asset becoming an Eligible Property hereunder within a time period satisfactory to the Administrative Agent);

(L) a perfection certificate and/or supplements to any existing perfection certificates with respect to each such Eligible Property;

(M) an opinion of counsel to the new Subsidiary Guarantor (including local counsel, as required by the Administrative Agent based on its jurisdiction of organization), addressed to the Administrative Agent and the Lenders and in form and substance reasonably satisfactory to the Administrative Agent;

(N) the deliverables described in Sections 6.1(a)(x) through (xiii) with respect to the new Subsidiary Guarantor unless any such item is waived by the Administrative Agent;

(O) a Borrowing Base Certificate calculated as of the end of the then most recently ended Reference Period for which a Borrowing Base Certificate has been delivered pursuant to Section 9.4 (giving pro forma effect to the addition of such Eligible Property as a Borrowing Base Property and any other Borrowing Base Properties added since the end of such Reference Period);

(P) a certificate signed by a Responsible Officer of the Borrower, certifying the following as of the effective date of such Borrowing Base Property Request approval, both immediately before and immediately after giving effect thereto: (1) that no Default or Event of Default exists, (2) that the representations and warranties made or deemed made by each Loan Party in the Loan Documents to which it is a party are true and correct in all material respects (or in all respects to the extent that such representations and warranties are already subject to concepts of materiality) on and as of such date with the same force and effect as if made on and as of such date, except to the extent that such representations and warranties expressly relate solely to an earlier date (in which case such representations and warranties are true and correct in such respects on and as of such earlier date), (3) that such Eligible Property satisfies the requirements of an "Eligible Property" set forth in the definition thereof and (4) that all of the financial covenants set forth in this Agreement have been satisfied (setting forth calculations demonstrating such compliance);

(Q) Lien search results (consistent with Section 6.01(a)(xv)), to the extent requested by the Administrative Agent;

(R) any fees payable to the Administrative Agent in connection with such Borrowing Base Property Request (including the reasonable fees, charges and disbursements of outside counsel to the Administrative Agent);

(S) all documentation and other information required by bank regulatory authorities under applicable "know your customer" and anti-money laundering rules and regulations, including USA PATRIOT Act, including any SS4 to the extent requested by the Administrative Agent, a properly completed and signed IRS Form W-8 or W-9, as applicable, and the Certification of Beneficial Ownership for each such new Subsidiary Guarantor (together with an updated organizational structure chart);

(T) [reserved];

(U) evidence that the Subsidiary Guarantor that is the owner of such Eligible Property has opened its operating account with the Administrative Agent or a Lender;

(V) certificates of insurance and endorsements and other evidence reasonably satisfactory to the Administrative Agent of compliance with the insurance requirements of this Agreement;

(W) unless not required by the Administrative Agent, a Negative Pledge Agreement in a form acceptable to the Administrative Agent (and in recordable form) providing that, among other things, the applicable Subsidiary Guarantor that owns such Eligible Property shall not grant any mortgages, Liens or encumbrances to any Person other than the Administrative Agent so long as such Eligible Property is a Borrowing Base Property; and

(X) such other documents, agreements and instruments related to the approval or denial of the Borrowing Base Property Request as the Administrative Agent on behalf of the Lenders may reasonably request.

In connection with the addition of the Eligible Property as a Borrowing Base Property and the execution and delivery of the Collateral Documents, the Borrower shall be responsible for any reasonable, actual out-of-pocket fees, costs or expenses incurred by Administrative Agent (including the reasonable fees, charges and disbursements of outside counsel to the Administrative Agent); if applicable, any intangibles or transfer taxes; if applicable, any title insurance premiums; any recording charges or other amounts payable in connection with the recording of the Collateral Documents.

Section 5.2 Release of Borrowing Base Properties; Disqualification of Borrowing Base Properties.

(a) **Release of Borrowing Base Properties.** From time to time the Borrower may request, upon not less than 10 Business Days' prior written notice to the Administrative Agent (or such shorter period to which the Administrative Agent may agree in its sole discretion), that a Borrowing Base Property ceases to be a Borrowing Base Property and that, if such Borrowing Base Property is subject to a Mortgage, the Mortgage and the other Collateral Documents on or relating to the affected Borrowing Base Property (including the pledge of Equity Interests in each of the direct and indirect Subsidiaries that owns such Borrowing Base Property) be discharged (solely with respect to such Borrowing Base Property), which release may be effected by the Administrative Agent, without further consent of the Lenders, if all of the following conditions are satisfied as of the date of such release:

(i) The Borrower has certified that no Default or Event of Default exists or will exist immediately after giving effect to such release and the reduction of Borrowing Base Availability by reason of such release;

(ii) the Borrower shall have delivered to the Administrative Agent a Borrowing Base Certificate demonstrating on a pro forma basis that the aggregate principal amount of all outstanding Loans will not exceed the Borrowing Base Availability or the aggregate Bridge Loan Commitments of all Lenders, in each case after giving effect to such release and any prepayment required pursuant to Section 2.7(b) to be made and/or the acceptance of any Eligible Property as an additional or replacement Borrowing Base Property to be given concurrently with such request;

(iii) the Borrower shall have delivered to the Administrative Agent a Compliance Certificate demonstrating that the covenants set forth in Section 10.1, will continue to be satisfied, after giving effect to such release;

(iv) the Borrower shall have paid any amounts as are required in order to ensure that the aggregate principal amount of all outstanding Loans will not exceed the Borrowing Base Availability after giving effect to such release; and

(v) the Borrower shall have paid to the Administrative Agent all reasonable costs and expenses, including reasonable outside attorneys' fees, incurred by the Administrative Agent in connection with such release.

Upon satisfaction of the foregoing conditions, Administrative Agent shall, as soon as is reasonably practicable, execute such documents and take such actions as necessary to effectuate the release of such Borrowing Base Property from the Lien in favor of Administrative Agent pursuant to the Loan Documents and to release such Borrowing Base Property (or its Equity Interests, as applicable) from the requirements of a "Borrowing Base Property" hereunder (including the filing of a termination or release of the Negative Pledge on such property) and thereunder and the Loan Party owning such Borrowing Base Property from obligations solely with respect to the Borrowing Base Property, other than obligations that survive the payment of the Loans and all other amounts payable hereunder or under the other Loan Documents and the termination of this Agreement.

(b) **Disqualification of Borrowing Base Properties.** A Borrowing Base Property immediately and automatically shall cease to be a Borrowing Base Property and shall be excluded from the calculation of Borrowing Base Availability if (i) such Borrowing Base Property ceases to be an Eligible Property or (ii) the Administrative Agent ceases to hold either, as applicable, (x) a valid and perfected first priority Lien (subject to Eligible Property Permitted Liens) on the fee interest in such Borrowing Base Property pursuant to a Mortgage (only to the extent such Mortgage is required hereunder), or (y) for Borrowing Base Properties that are not required to be subject to a Mortgage, the Administrative Agent ceases to have a perfected first priority Lien on and pledge of 100% of the Equity Interests in each of the direct and indirect Subsidiaries that own such Borrowing Base Property, or any such Subsidiary has ceased to be a Subsidiary Guarantor.

(c) **Release of Subsidiary Guarantor.** In the event that all Borrowing Base Properties owned by a Subsidiary Guarantor shall have been released as Collateral for the Obligations in accordance with the terms of this Agreement, then such Subsidiary Guarantor shall, upon the written request of the Borrower, be released by the Administrative Agent from liability under this Agreement and the other Loan Documents, other than obligations that survive the payment of the Loans and the termination of this Agreement.

Section 5.3 Frequency of Borrowing Base Availability Calculations.

Initially, Borrowing Base Availability shall be the amount set forth as such in the Borrowing Base Certificate delivered under Section 6.1(a)(xvii). Thereafter, Borrowing Base Availability shall be the amount set forth as such in the Borrowing Base Certificate most recently delivered under Sections 5.1, 5.2 and 9.4 or otherwise as required by this Agreement.

Section 5.4 Mortgages.

On the Effective Date, the Borrower and the Subsidiary Guarantors have duly executed and delivered to the Administrative Agent a Mortgage (which includes an Assignment of Leases and Rents and Assignment of Licenses, Permits and Contracts) on each of the Borrowing Base Properties. The Administrative Agent in its sole discretion at any time after the Effective Date may elect to record any or all of the Mortgages in the applicable jurisdiction. Upon the written request of the Administrative Agent, the Borrower and the applicable Subsidiary Guarantor(s) shall satisfy the other conditions and deliveries set forth in Exhibit Q within thirty (30) days of request therefor, and, for any Eligible Property as to which such conditions and deliveries are not satisfied within such thirty (30) days (or such longer period approved by the Administrative Agent), such Eligible Property shall cease to be a Borrowing Base Property at the election of the Requisite Lenders.

**ARTICLE VI.
CONDITIONS PRECEDENT**

Section 6.1 Initial Conditions Precedent.

The obligation of the Lenders to effect or permit the occurrence of the first Credit Event hereunder is subject to the following conditions precedent:

(a) The Administrative Agent shall have received each of the following (unless not required by the Administrative Agent in certain cases as set forth below), in form and substance satisfactory to the Administrative Agent and the Lenders:

(i) Original counterparts of (1) this Agreement; (2) the Guaranty; (3) the Pledge and Security Agreement; (4) to the extent required by the Administrative Agent, a Negative Pledge Agreement for each Borrowing Base Property being added as a Borrowing Base Property on such date; (5) with respect to each Borrowing Base Property, the (A) the Environmental Indemnity, (B) to the extent required by the Administrative Agent, Property Management Agreements for each Borrowing Base Property being added on the Effective Date, if any (which may be PDF counterparts), (C) an Assignment and Subordination of Management Agreement for each Property Management Agreement (which may be PDF counterparts) and (D) a Mortgage (it being the intent not to record the Mortgages on the Effective Date); and (6) a Deposit Account Pledge Agreement, in each case executed and delivered by each of the parties hereto and thereto, as applicable;

(ii) Original Bridge Loan Notes executed by the Borrower, payable to each Lender that has requested a Bridge Loan Note at least one (1) Business Day prior to closing;

(iii) A copy of an owner's title insurance policy, issued to (or at the request of) the applicable Subsidiary Guarantor by a title insurance company reasonably acceptable to the Administrative Agent, reflecting the ownership of each of the Eligible Properties which are being added as Borrowing Base Properties showing no exceptions to title unacceptable to the Administrative Agent, or with the consent of the Administrative Agent, an executed commitment to issue an owner's policy in a pro forma form reasonably acceptable to Administrative Agent, which final issue may be "held open" in anticipation of future financing;

(iv) With respect to the Borrowing Base Properties, a Pledge and Security Agreement, in form and substance reasonably satisfactory to the Administrative Agent, reflecting Borrower's pledge of 100% of the Equity Interests in the Subsidiary Guarantor owner of each such Borrowing Base Property as Collateral, together with, if required by the Administrative Agent, certificates and instruments representing the Equity Interests of each such Subsidiary Guarantor pledged as Collateral pursuant to the applicable Pledge and Security Agreement, accompanied by undated stock powers or instruments of transfer executed in blank;

(v) a current survey of each Borrowing Base Property or other survey documentation acceptable to the Administrative Agent;

(vi) a current Phase I Environmental Report, reasonably acceptable to the Administrative Agent for each Borrowing Base Property;

(vii) Proper UCC-1 financing statements in form appropriate for filing under the Uniform Commercial Code of all jurisdictions that the Administrative Agent may deem necessary or desirable in order to perfect the Liens created under the Collateral Documents covering the Collateral; and arrangements satisfactory to the Administrative Agent shall have been made for the recording or filing of the UCC-1 financing statements in order to perfect the Liens of the Administrative Agent in the Collateral as determined by the Administrative Agent;

(viii) A perfection certificate with respect to each pledgor under the Pledge and Security Agreement and the Borrowing Base Properties;

(ix) Opinions of counsel (including local counsel as required by the Administrative Agent) to the Loan Parties addressed to the Administrative Agent and the Lenders and their respective successors and permitted assigns;

(x) The articles of incorporation, articles of organization, certificate of limited partnership, declaration of trust or other comparable organizational instrument (if any) of each Loan Party certified as of a recent date by the Secretary of State (or comparable official) of the state of formation of such Loan Party and all existing dividend policies (including conditions for payment of dividends or distributions on the Preferred Equity Interests), and satisfactory review and approval of the same by the Administrative Agent;

(xi) A certificate of good standing or certificate of similar meaning with respect to each Loan Party issued as of a recent date by the Secretary of State (or comparable official) of the state of formation of each such Loan Party and certificates of qualification to transact business or other comparable certificates issued by each Secretary of State (or comparable official and any state department of taxation, as applicable) of each state in which such Loan Party is required to be so qualified;

(xii) A certificate of incumbency signed by the Secretary or Assistant Secretary (or other individual performing similar functions) of each Loan Party (or the Secretary or Assistant Secretary of such Loan Party's sole member, sole manager or general partner) with respect to each of the officers of such Loan Party authorized to execute and deliver the Loan Documents to which such Loan Party is a party, and in the case of the Borrower, the officers of the Borrower (or of the Parent Guarantor acting in its capacity as the sole general partner of the Borrower) then authorized to deliver Notices of Borrowing, Notices of Continuation, Notices of Conversion and notices of prepayment;

(xiii) Copies certified by the Secretary or Assistant Secretary (or other individual performing similar functions) of each Loan Party (or the Secretary or Assistant Secretary of such Loan Party's sole member, sole manager or general partner) of (x) the partnership agreement, by-laws, or limited liability company operating agreement, as applicable, and/or other comparable document in the case of any other form of legal entity and (y) all partnership, corporate, member or other necessary action taken by such Loan Party to authorize the execution, delivery and performance of the Loan Documents to which it is a party;

(xiv) Payment of the Fees then due and payable under the Fee Letter payable to the Administrative Agent and the Lenders on or prior to the Effective Date, and of the costs and expenses of the Administrative Agent (including, without limitation, the reasonable fees, charges and disbursements of outside counsel to the Administrative Agent) to the extent invoiced or reflected on the Administrative Agent's Flow of Funds statement at least one (1) Business Day prior to the Effective Date;

(xv) The results of (A) a recent UCC lien search in the jurisdiction of organization of the Borrower and each Subsidiary Guarantor (or direct or indirect parent thereof), which search results shall reveal no Liens on any of the assets of such Persons or the direct or indirect Equity Interests of the Subsidiary Guarantors except for Liens permitted by Section 10.6 or Liens as to which satisfactory arrangements have been made for the discharge on or promptly after the Effective Date pursuant to a payoff letter or other documentation reasonably satisfactory to the Administrative Agent, and (B) recent tax (state and federal), judgment, litigation and bankruptcy searches against the Borrower and each Subsidiary Guarantor in all relevant jurisdictions;

(xvi) A Compliance Certificate calculated as of the Effective Date (giving pro forma effect to the financing contemplated by this Agreement and the use of the proceeds of the Loans to be funded on the Effective Date);

(xvii) A Borrowing Base Certificate calculated as of the Effective Date, for the Borrowing Base Properties;

(xviii) A certificate signed by a Responsible Officer of the Borrower, certifying that the conditions set forth in Section 6.1(b) have been satisfied (assuming for this purpose that the Administrative Agent and the Lenders are satisfied with or have approved the items or matters requiring their satisfaction or approval therein);

(xix) With respect to each Borrowing Base Property, (1) an Appraisal of each such Eligible Property, completed as of a date acceptable to the Administrative Agent; (2) historical operating statements associated with such Eligible Property and, if applicable, current rent rolls with respect thereto; and (3) cash flow and operating statement projections, including any near term capital expenditures;

(xx) The financial statements described in Section 7.11 and a current rent roll for each of the Real Estate Assets;

(xxi) the proceeds of the Bridge Loan shall be used on the Effective Date to (i) repay and retire in full the loans and obligations under the CMBS Loan Agreement (such amount, the “**CMBS Payoff Amount**”) and (ii) to prepay the principal of Loans outstanding under the Revolver Credit Agreement in an amount equal to the difference between (x) the aggregate Borrowing Base Availability on the Effective Date and (y) the sum of the CMBS Payoff Amount and any fees or expenses that are required to be paid on the Effective Date in connection with the Bridge Loan and the consent under the Revolver Credit Facility;

(xxii) A solvency certificate in the form attached hereto as Exhibit L;

(xxiii) All documentation and other information required by the Administrative Agent or any Lender in connection with the requirements of bank regulatory authorities under applicable “know your customer” and anti-money laundering rules and regulations, including USA PATRIOT Act, and a properly completed and signed IRS Form W-8 or W-9, as applicable, for each Loan Party (and each holder, directly or indirectly, of 25% or more of the Equity Interests of any Loan Party), and the Certification of Beneficial Ownership for each Loan Party;

(xxiv) certificates of insurance and other evidence reasonably satisfactory to the Administrative Agent of compliance with the insurance requirements set forth in Section 8.5;

(xxv) The Administrative Agent shall have received written evidence to its satisfaction of the following: (1) written consent of the Requisite Lenders under (and as defined in) the Revolver Credit Agreement to this Bridge Loan Facility, including, but not limited to, the Indebtedness and Liens provided hereunder and under the other Loan Documents, (2) release of the Subsidiary Guarantors as Loan Parties under (and as defined in) the Revolver Credit Agreement and release of any Liens on the following Borrowing Base Properties, including on any Equity Interests in each of the direct and indirect Subsidiaries that owns such Borrowing Base Properties, in compliance with the requirements under Section 5.2(a) of the Revolver Credit Agreement: (A) 5700 Phoenix Place Ft. Smith, Arizona, (B) 1275 Mall Drive Benton Harbor, Michigan and (C) 1937 Leitchfield Road Owensboro, Kentucky and (3) the Borrower shall have paid any fees due to the lenders under the Revolver Credit Agreement in connection with the foregoing consent;

(xxvi) Evidence of the absence of any action, suit, investigation or proceeding, pending or threatened, in any court or before any arbitrator or Governmental Authority that purports to affect the Loan Parties in a materially adverse manner or any transaction contemplated under this Agreement, or that could reasonably be expected to have a Material Adverse Effect on the Loan Parties or any transaction contemplated hereby or on the ability of the Loan Parties to perform their obligations under the Loan Documents (and the Borrower shall certify that, as of the Effective Date, it does not reasonably expect that the proceedings described on Schedule 7.9 will have a Material Adverse Effect on any Loan Party or on any Loan Party's ability to perform its obligations under the Loan Documents);

(xxvii) An organizational chart, capitalization table, prospectus, and any other documents detailing the corporate model and asset composition of the Loan Parties and their Subsidiaries, and satisfactory review and approval of the same by each of the Administrative Agent and Lenders in their sole discretion;

(xxviii) Formal credit approval by each Lender party hereto on the Effective Date; and

(xxix) Such other documents, agreements and instruments as the Administrative Agent on behalf of the Lenders may deem necessary.

(b) The Administrative Agent and the Lenders shall be satisfied that:

(i) Both immediately before and immediately after giving effect to the financing contemplated by this Agreement and the use of the proceeds of the Loans to be funded on the Effective Date, (A) no Default or Event of Default exists, (B) the representations and warranties made or deemed made by each Loan Party in the Loan Documents to which it is a party are true and correct in all respects on and as of the Effective Date, except to the extent that such representations and warranties expressly relate solely to an earlier date (in which case such representations and warranties are true and correct in all respects on and as of such earlier date);

(ii) There shall not have occurred any material adverse change since December 31, 2022 in the business, assets, operations or condition (financial or otherwise) of any Loan Party and there shall be no materially adverse information that has become known that is inconsistent with the results of the due diligence review of the Administrative Agent or the Lenders or other information provided by or at the direction of the Loan Parties;

(iii) After giving effect to the financing contemplated by this Agreement and the use of the proceeds of the Bridge Loans to be funded on the Effective Date, there shall not have occurred any event or condition that constitutes an “event of default” (howsoever defined) or that, with the giving of any notice, the passage of time, or both, would be an “event of default” under any of the Loan Parties’ material financial obligations in existence on the Effective Date; and

(iv) Each of the Loan Parties and its Subsidiaries shall have received all approvals, consents and waivers, and shall have made or given all necessary filings and notices, as shall be required to consummate the transactions contemplated hereby without the occurrence of any default under, conflict with or violation of (1) any Applicable Law applicable to the Loan Parties or its assets including, without limitation, the Borrowing Base Properties, or (2) any material agreement, document or instrument to which any Loan Party is a party or by which any Loan Party or its properties is bound.

Section 6.2 Conditions Precedent to All Loans and Letters of Credit.

The obligations of the Lenders to make any Loans, are all subject to the further conditions precedent that: (a) no Default or Event of Default shall exist as of the date of the making of such Loan or would exist immediately after giving effect thereto (including compliance with the Borrowing Base Availability after giving effect to the making of the requested Loans); and (b) the representations and warranties made or deemed made by each Loan Party in the Loan Documents to which it is a party shall be true and correct in all material respects (or in all respects to the extent that such representations and warranties are already subject to concepts of materiality) on and as of the date of the making of such Loan with the same force and effect as if made on and as of such date except to the extent that such representations and warranties expressly relate solely to an earlier date (in which case such representations and warranties shall have been true and correct in all material respects on and as of such earlier date). Each Credit Event and request by the Borrower therefor shall constitute a certification, representation and warranty by the Borrower to the effect set forth in clauses (a) and (b) of the preceding sentence (both as of the date of the giving of notice relating to such Credit Event and, unless the Borrower otherwise notifies the Administrative Agent prior to the date of such Credit Event, as of the date of the occurrence of such Credit Event). In addition, if such Credit Event is the making of a Loan, the Borrower shall be deemed to have represented to the Administrative Agent and the Lenders at the time such Loan is made that all conditions to the occurrence of such Credit Event contained in this Article VI have been satisfied.

**ARTICLE VII.
REPRESENTATIONS AND WARRANTIES**

In order to induce the Administrative Agent and each Lender to enter into this Agreement and to make Loans, each of the Loan Parties jointly and severally represents and warrants to the Administrative Agent and each Lender as follows:

Section 7.1 Organization; Power; Qualification.

Each of the Loan Parties and each of their respective Subsidiaries (a) is a partnership, corporation, trust or other legal entity, duly organized or formed, validly existing and in good standing under the jurisdiction of its incorporation or formation, has the power and authority to own or lease its respective properties and to carry on its respective business as now being and hereafter proposed to be conducted, and (b) is duly qualified and is in good standing as a foreign corporation, partnership, trust or other legal entity, and authorized to do business, in each jurisdiction in which the character of its properties or the nature of its business requires such qualification or authorization except to the extent the failure to satisfy the foregoing clause (b) could, either individually or in the aggregate, reasonably be expected to have a Material Adverse Effect (but including, in any event, each Loan Party that owns a Borrowing Base Property is so qualified in the jurisdiction in which such Borrowing Base Property is located).

Section 7.2 Ownership Structure.

(i) As of the Effective Date, Part I of Schedule 7.2 is a complete and correct list of all Subsidiaries of each of the Loan Parties and an organizational chart, setting forth for each Loan Party and its respective Subsidiaries (a) the jurisdiction of organization of each such Loan Party or Subsidiary, (b) each Person directly or indirectly holding any Equity Interests in such Loan Party or Subsidiary through the level of ownership shown on such organizational chart, (c) the nature of the Equity Interests held by each such Person and (d) the percentage of ownership of such Loan Party or Subsidiary represented by such Equity Interests. Without limitation of the foregoing, Part I of Schedule 7.2 sets forth the holders of the Series B Preferred and the percentage of Series B Preferred held by each such holder in each case as of the Effective Date, and any holder of Series C Preferred that owns twenty percent or more of such Series C Preferred and the percentage held. Except as disclosed in such Schedule as of the Effective Date, (w) no Person (together with such Person's Affiliates) (i) directly holds 10% or more of the Equity Interests in any Loan Party or its respective Subsidiaries or (ii) directly or indirectly holds 25% or more of the Equity Interests in any Loan Party or its respective Subsidiaries, (x) each of the Loan Parties and each of their respective Subsidiaries owns, free and clear of all Liens, and has the unencumbered right to vote, all outstanding Equity Interests in each Person shown to be held by it on such Schedule, (y) all of the issued and outstanding capital stock of each such Person organized as a corporation is validly issued, fully paid and nonassessable and (z) there are no outstanding subscriptions, options, warrants, commitments, preemptive rights, proxies or agreements of any kind (including, without limitation, any investment advisory, stockholders' or voting trust agreements) for the issuance,

sale, registration, disposition or voting of, or outstanding securities convertible into, any shares of capital stock of any class, or partnership or other ownership interests of any type in, any such Person, except in the case of this clause (z) for the investment advisory agreements, proxies and other contractual arrangements between certain holders of outstanding shares of capital stock of the Parent Guarantor and the Person identified on such Schedule as of the Effective Date as the counterparty thereto or beneficiary thereof (such identified Person, without regard to any subsequent update to such Schedule as contemplated below, the “**Schedule 7.2 Party**”). Without limitation of the foregoing, Part I of Schedule 7.2 sets forth the Person Controlling the Schedule 7.2 Party as of the Effective Date (such Person, without regard to any subsequent update to such Schedule as contemplated below, the “**Schedule 7.2 Party Control Person**”) and the Schedule 7.2 Party Control Person has not changed since October 22, 2019. No Loan Party has amended, supplemented or otherwise altered its Existing Dividend Policies as in effect on the October 22, 2019 in any manner that had the effect of increasing the dividends, distributions or other payments paid or payable thereon. Part I of Schedule 7.2 shall be updated quarterly with each Compliance Certificate delivered pursuant to Section 9.3 hereof.

(ii) As of the Effective Date, Part II of Schedule 7.2 correctly sets forth all Unconsolidated Affiliates of the Loan Parties, including the correct legal name of such Person, the type of legal entity which each such Person is, and all Equity Interests in such Person held directly or indirectly by the applicable Loan Party. As of the Effective Date, Part III of Schedule 7.2 correctly sets forth the name and capital commitment and unfunded capital commitment of each investor in the Loan Parties. Schedule 7.2, Parts II and III shall be updated quarterly with each Compliance Certificate delivered pursuant to Section 9.3 hereof.

(iii) The Series C Preferred has been issued in conformity with the organizational documents of the Loan Parties and Applicable Law. The terms of the Series C Preferred do not provide its holders any mandatory redemption right or other mandatory payment thereunder until the date that is seven (7) years from the issuance thereof. The Loan Parties have not entered into any side letters in respect of the Series C Preferred. Upon the issuance of a new class or series of Preferred Equity Interests or the incurrence any additional Indebtedness or the issuance of additional shares of any class or series of Parity Preferred Stock or Senior Stock (each as defined in the Series C Articles Supplementary), the Borrower and Parent Guarantor will be in compliance with Paragraph 7 of the Series C Articles Supplementary.

(iv) To the extent that any Series A Preferred remains outstanding on or after the Effective Date, the Series A Preferred meets the Preferred Equity Conditions. From January 1, 2023 through April 14, 2023, the Parent Guarantor received \$6,500,000 in gross proceeds from the issuance of Series B Preferred.

(v) None of the Equity Interests of any Subsidiary of the Loan Parties are certificated (except to the extent required by the Administrative Agent pursuant to the Pledge and Security Agreement).

Section 7.3 Authorization of Agreement, Etc.

The Borrower has the right and power, and has taken all necessary action to authorize it, to borrow and obtain other extensions of credit hereunder. Each Loan Party has the right and power, and has taken all necessary action to authorize it, to execute, deliver and perform each of the Loan Documents to which it is a party in accordance with their respective terms and to consummate the transactions contemplated hereby and thereby, including granting Liens on its assets as required by the Loan Documents. The Loan Documents to which any Loan Party is a party have been duly executed and delivered by the duly authorized officers of such Person and each is a legal, valid and binding obligation of such Person enforceable against such Person in accordance with its respective terms except as the same may be limited by bankruptcy, insolvency, and other similar laws affecting the rights of creditors generally and the availability of equitable remedies for the enforcement of certain obligations (other than the payment of principal) contained herein or therein and as may be limited by equitable principles generally.

Section 7.4 Compliance of Loan Documents with Laws, Etc.

The execution, delivery and performance of this Agreement and the other Loan Documents to which any Loan Party is a party in accordance with their respective terms (including the joint and several liability for the Obligations of the other Loan Parties as set forth herein) and the borrowings and other extensions of credit hereunder, do not and will not, by the passage of time, the giving of notice, or both, (a) require any Governmental Approval or violate any Applicable Law (including all Environmental Laws and ERISA) relating to any Loan Party; (b) conflict with, result in a breach of, constitute a default under, or require any consent under, the articles of incorporation, bylaws, partnership agreement, trust indenture, operating agreement or other similar organizational documents of any Loan Party (including the organizational documents of the Parent Guarantor as modified by the Series C Articles Supplementary), any Management Agreement, or any indenture, agreement or other instrument to which any Loan Party or any of their respective Subsidiaries is a party or by which any of them or any of their respective properties may be bound (including, in any event, the agreements and other documents listed on Schedule 7.7), or conflict with any judgment, order or decree that is binding upon any Loan Party or any of their respective properties; or (c) result in or require the creation or imposition of any Lien upon or with respect to any property now owned or hereafter acquired by any Loan Party other than Liens created under the Loan Documents. The exercise by the Administrative Agent and/or the Lenders of their rights and remedies under the Collateral Documents and other Loan Documents (including the foreclosure of the Liens thereunder and the sale of any of the Collateral to a third party) do not conflict with, result in a breach of, constitute a default under, or require any consent under, the organizational documents of any Loan Party or any Affiliate thereof or any Management Agreement.

Section 7.5 Compliance with Law; Governmental Approvals.

Each Loan Party, each of their respective Subsidiaries and each Borrowing Base Property is in compliance in all material respects with each Governmental Approval applicable to it and in compliance in all material respects with all other Applicable Laws (including, without limitation, Environmental Laws) relating to each Loan Party or such Subsidiary.

Section 7.6 Title to Properties; Liens; Insurance.

As of the Effective Date, Part I of Schedule 7.6 is a complete and correct listing of all of the real property owned or leased by any Loan Party and its Subsidiaries, including the name and address of each Real Estate Asset owned by each Loan Party, the full legal name of each Loan Party owning any Real Estate Asset, the ownership interest (direct and/or indirect, as applicable) of such Loan Party therein, and the Total Asset Value of each such Real Estate Asset. Each such Person has good, marketable and legal title to, or a valid leasehold interest in, its respective assets. As of the Effective Date, there are no Liens against any assets of the Loan Parties or any of their respective Subsidiaries, except for Permitted Liens. Part I of Schedule 7.6 shall be deemed to have been updated with each Compliance Certificate delivered pursuant to Section 9.3 hereof (and such Compliance Certificate shall attach an updated Schedule 7.6, if applicable).

The Loan Parties and their respective properties are insured with financially sound and reputable insurance companies that are not Affiliates of the Borrower, against such risks and in such amounts as are customarily carried by companies engaged in similar businesses and owning similar properties in localities where the Loan Parties operate and in each case in compliance with the terms of Section 8.5. A true and complete listing of such insurance as of the Effective Date, including issuers, coverages and deductibles, is set forth on Part II of Schedule 7.6.

Section 7.7 Existing Indebtedness.

Without limitation of Section 10.3, Schedule 7.7 is, as of the Effective Date and after giving effect to the transactions contemplated hereby and the use of proceeds on the Effective Date, a complete and correct listing of all Indebtedness of the Loan Parties and their respective Subsidiaries, including without limitation, Guarantees of the Loan Parties and their respective Subsidiaries, and indicating whether such Indebtedness is Secured Indebtedness (and if so whether such Indebtedness is Non-Recourse Indebtedness or Recourse Indebtedness) or Unsecured Indebtedness. Without limitation of the foregoing, the Subsidiary Guarantors do not have, nor are any of the Borrowing Base Properties subject to, any Indebtedness.

Section 7.8 Material Contracts; Management Agreements.

Schedule 7.8 is, as of the Effective Date, a true, correct and complete listing of all Material Contracts. Each of the Loan Parties and each of their respective Subsidiaries that is a party to any Material Contract has performed and is in compliance in all material respects with all of the terms of such Material Contract. No default or event of default, or event or condition which with the giving of notice, the lapse of time, or both, would constitute such a default or event of default, exists with respect to any Material Contract. Without limitation of the foregoing, the Loan Parties have furnished to the Administrative Agent a true, correct and complete copy of each Management Agreement to which any Loan Party is a party.

Section 7.9 Litigation.

As of the Effective Date, there are no actions, suits, investigations or proceedings pending (nor, to the knowledge of any Loan Party, are there any actions, suits or proceedings threatened) against or in any other way relating adversely to or affecting any Loan Party or any of their respective Subsidiaries or any of their respective properties in any court or before any arbitrator of any kind or before or by any other Governmental Authority (each a “**Proceeding**”) except as disclosed on Schedule 7.9. There are no Proceedings (including any Proceedings disclosed on Schedule 7.9 and any developments with respect thereto on or after the Effective Date) which, either individually or in the aggregate, could reasonably be expected to have a Material Adverse Effect. There are no strikes, slow-downs, work stoppages or walkouts or other labor disputes in progress nor, to the knowledge of any Loan Party or threatened relating to any Loan Party or any of its Subsidiaries which could, either individually or in the aggregate, reasonably be expected to have a Material Adverse Effect.

Section 7.10 Taxes.

All Federal, state and other material tax returns of each of the Loan Parties and their respective Subsidiaries required by Applicable Law to be filed have been duly filed, and all federal, state and other Taxes (other than de minimis amounts) upon such Loan Parties and such Subsidiaries and their respective properties, income, profits and assets which are due and payable have been paid, except any such nonpayment which is at the time permitted under Section 8.6. As of the Effective Date, none of the United States income tax returns of any Loan Party or any of its Subsidiaries is under audit. All charges, accruals and reserves on the books of each Loan Party and its Subsidiaries in respect of any taxes or other governmental charges are in accordance with GAAP.

Section 7.11 Financial Statements.

The Borrower has furnished to the Administrative Agent and each Lender copies of (a) the audited consolidated balance sheet of the Parent Guarantor and its Subsidiaries for the fiscal year ended December 31, 2022, and the related audited consolidated statements of operations, cash flows and shareholders’ equity of the Parent Guarantor and its Subsidiaries for the fiscal year ended on such date, with the unqualified opinion thereon of independent certified public accountants of recognized national standing, and (b) the management-prepared unaudited consolidated balance sheet of the Parent Guarantor and its Subsidiaries as of March 31, 2023 and the related consolidated statements of income and cash flow for the period then ended, certified by a Responsible Officer, and (c) projections of the Parent Guarantor and the other Loan Parties for the 1-year period following the Effective Date. All consolidated financial statements of Parent Guarantor and its Subsidiaries heretofore or hereafter delivered to the Lenders were prepared in accordance with GAAP in effect on the preparation date of such statements and fairly present the consolidated financial condition and operations of the Parent Guarantor and its Subsidiaries at such date and the consolidated results of their operations for the period then ended, subject, in the case of interim financial statements, to normal and customary year-end adjustments and the absence of footnotes. All projections and other forward-looking statements prepared by or on behalf of the Parent Guarantor or any of its Subsidiaries were prepared in good faith based on reasonable assumptions and no Responsible Officer of the Borrower or any other Loan Party has any reason to believe that such financial statements or information are incorrect or misleading in any material respect (it being recognized by the Administrative Agent and Lenders that such projections as to future events

are not to be viewed as facts and that actual results during the period or periods covered by any such projections may differ from the projected results). Neither the Parent Guarantor nor any of its Subsidiaries has any material contingent liabilities, liabilities, liabilities for taxes, unusual or long-term commitments or unrealized or forward anticipated losses from any unfavorable commitments that would be required to be set forth in its financial statements or in the notes thereto.

Section 7.12 No Material Adverse Change; Solvency; Consideration.

From the preparation date of the most recent financial statements delivered to the Lenders, there has been no material adverse change in the business, assets, operations or condition (financial or otherwise) of any Loan Party. Each of the Borrower and the Parent Guarantor, individually, and the Loan Parties taken as a whole, is Solvent, both before and after giving effect to the making of any Loan or other Credit Event hereunder. No Loan Party is entering into any of the transactions contemplated by the Loan Documents with the actual intent to hinder, delay, or defraud any creditor. The transaction evidenced by this Agreement and the other Loan Documents is in the best interests of the Parent Guarantor, the Borrower and each Subsidiary Guarantor. The direct and indirect benefits inure to Borrower and the Subsidiary Guarantors pursuant to this Agreement and the other Loan Documents constitute substantially more than “reasonably equivalent value” (as such term is used in §548 of the Bankruptcy Code of 1978, as amended) and “valuable consideration,” “fair value,” and “fair consideration” (as such terms are used in any applicable state fraudulent conveyance law), in exchange for the benefits to be provided to the Borrower and the Subsidiary Guarantors pursuant to this Agreement and the other Loan Documents, and but for the willingness of each Subsidiary Guarantor to guaranty the Obligations, the Borrower would be unable to obtain the financing contemplated hereunder which financing will enable the Borrower and its Subsidiaries to have available financing to conduct and expand their business. The Borrower and its Subsidiaries constitute a single integrated financial enterprise and receive a benefit from the availability of credit under this Agreement.

Section 7.13 ERISA.

(a) Except where such failure could not reasonably be expected to result in liability in excess of \$500,000, individually or in the aggregate, (i) each Benefit Arrangement and Plan is in compliance in all material respects with the applicable provisions of ERISA, the Internal Revenue Code and other Applicable Laws; and (ii) each Qualified Plan (A) has received a favorable determination letter from the Internal Revenue Service, (B) has timely filed for a favorable determination letter from the Internal Revenue Service and such application is currently being processed by the Internal Revenue Service, or (C) is maintained under a prototype plan and may rely upon a favorable opinion letter issued by the Internal Revenue Service with respect to such prototype plan, in each case to the effect that the form of such Qualified Plan is qualified under Section 401(a) of the Internal Revenue Code and the trust related thereto has been determined by the Internal Revenue Service to be exempt from federal income tax under Section 501(a) of the Internal Revenue Code. To the best knowledge of the Borrower and the other Loan Parties, nothing has occurred which would cause the loss of its reliance on each Qualified Plan’s favorable determination letter or opinion letter or that would prevent or cause the loss or denial of the Qualified Plan’s tax qualified status under Sections 401(a) and 501(a) of the Internal Revenue Code.

(b) With respect to any Benefit Arrangement that is a retiree welfare benefit arrangement, all amounts have been accrued on the applicable ERISA Group's financial statements in accordance with customary accounting standards. The unfunded benefit liabilities of all Plans does not exceed in the aggregate \$500,000, as determined pursuant to the customary accounting standards utilized by the accountant for the Plans.

(c) Except where such failure could not reasonably be expected to result in liability in excess of \$500,000, individually or in the aggregate, (i) no ERISA Event has occurred or is reasonably expected to occur; (ii) except as could not reasonably be expected, either individually or in the aggregate, to result in liability in excess of \$500,000, there are no pending, or to the best knowledge of the Borrower and the other Loan Parties, threatened, claims, actions or lawsuits or other action by any Governmental Authority, plan participant or beneficiary with respect to a Benefit Arrangement or Plan; (iii) there are no violations of the fiduciary responsibility rules with respect to any Benefit Arrangement or Plan; and (iv) to the best knowledge of the Borrower and the other Loan Parties after due inquiry, no member of the ERISA Group has engaged in a non-exempt "prohibited transaction," as defined in Section 406 of ERISA and Section 4975 of the Internal Revenue Code, in connection with any Benefit Arrangement or Plan, that would subject any member of the ERISA Group to a tax on prohibited transactions imposed by Section 502(i) of ERISA or Section 4975 of the Internal Revenue Code.

(d) None of the assets of the Loan Parties or any of their respective Subsidiaries, or any other member of the ERISA Group, constitutes "plan assets" within the meaning of Section 3(42) of ERISA, the Internal Revenue Code and the respective guidance promulgated thereunder. Assuming that no Lender funds any amount payable by it hereunder with "plan assets," as that term is defined in 29 C.F.R. 2510.3-101, the execution, delivery and performance of this Agreement and the other Loan Documents, and the extensions of credit and repayment of amounts hereunder, do not and will not constitute "prohibited transactions" under ERISA or the Internal Revenue Code.

(e) The Borrower and any applicable member of the ERISA Group (i) has made all contributions required to be made by it to any Multiemployer Plan to which such Person is obligated to make contributions and (ii) has not been assessed Withdrawal Liability under any Multiemployer Plan in excess of \$500,000.

Section 7.14 Absence of Defaults.

No Loan Party or any of its Subsidiaries is in default under its partnership agreement, articles of incorporation, articles of organization, bylaws, limited liability company agreement, or other similar organizational documents. No event has occurred, which has not been remedied, cured or waived, which, in any such case, constitutes, or which with the passage of time, the giving of notice, or both, would constitute, a default or event of default by a Loan Party or any of its Subsidiaries under any agreement (other than this Agreement) or judgment, decree or order to which a Loan Party or any of its Subsidiaries is a party or by which any Loan Party or any of its Subsidiaries or any of their respective properties may be bound where such default or event of default could, either individually or in the aggregate, reasonably be expected to have a Material Adverse Effect. Without limitation of the foregoing, no Default or Event of Default exists.

Section 7.15 Environmental Laws.

Each of the Loan Parties and each of their respective Subsidiaries has obtained all Governmental Approvals which are required under Environmental Laws and is in compliance in all material respects with the terms and conditions of such Governmental Approvals. Except for any of the following matters that could not be reasonably expected to result in liability in excess of \$250,000 individually (with respect to any Borrowing Base Property) or \$500,000 in the aggregate, (a) no Loan Party has received notice of, and neither is otherwise aware of, any past, present, or future events, conditions, circumstances, activities, practices, incidents, actions, or plans which, with respect to any Loan Party or any of its Subsidiaries, are reasonably expected to interfere with or prevent compliance or continued compliance with Environmental Laws, or may give rise to any common-law or legal liability, or otherwise form the basis of any claim, action, demand, suit, proceeding, hearing, study, or investigation, based on or related to the manufacture, processing, distribution, use, treatment, storage, disposal, transport, or handling or the emission, discharge, release or threatened release into the environment, of any Hazardous Material; and (b) there is no civil, criminal, or administrative action, suit, demand, claim, hearing, notice, or demand letter, notice of violation, investigation, or proceeding pending or, to any Loan Party's knowledge after due inquiry, threatened, against any Loan Party or any of its Subsidiaries relating in any way to Environmental Laws. To the knowledge of the Loan Parties, no Hazardous Materials generated at or transported from any Real Estate Asset of the Loan Parties or any of their respective Subsidiaries is or has been transported to, or disposed of at, any location that is listed or proposed for listing on the National Priority List, 40 C.F.R. Section 300 Appendix B, or any analogous state or local priority list, or any other location that is or has been the subject of a clean-up, removal or remedial action pursuant to any Environmental Law, except to the extent that such transportation or disposal could not reasonably be expected to result in liability in excess of \$500,000.

Section 7.16 Investment Company; Etc.

No Loan Party or any of its Subsidiaries is (a) an "investment company" or a company "controlled" by an "investment company" within the meaning of the Investment Company Act of 1940, as amended or (b) subject to any other Applicable Law which purports to regulate or restrict its ability to borrow money or to consummate the transactions contemplated by this Agreement or to perform its obligations under any Loan Document to which it is a party.

Section 7.17 Margin Stock.

No Loan Party nor any of its Subsidiaries is engaged principally, or as one of its important activities, in the business of extending credit for the purpose, whether immediate, incidental or ultimate, of buying or carrying "margin stock" within the meaning of Regulation U of the Board of Governors of the Federal Reserve System.

Section 7.18 Affiliate Transactions.

Except as permitted by Section 10.11, no Loan Party nor any of its Subsidiaries is a party to any transaction with an Affiliate.

Section 7.19 Intellectual Property.

Each of the Loan Parties and each of their respective Subsidiaries owns or has the right to use, under valid license agreements or otherwise, all material patents, licenses, franchises, trademarks, trademark rights, service marks, service mark rights, trade names, trade name rights, trade secrets and copyrights (collectively, "**Intellectual Property**") necessary to the conduct of its businesses as now conducted and as contemplated by the Loan Documents, without known conflict with any patent, license, franchise, trademark, trademark right, service mark, service mark right, trade secret, trade name, copyright or other proprietary right of any other Person. Each of the Loan Parties and each of their respective Subsidiaries have taken all such steps as they deem reasonably necessary to protect their respective rights under and with respect to such Intellectual Property. No material claim has been asserted by any Person with respect to the use of any such Intellectual Property by any Loan Party or any of its Subsidiaries, or challenging or questioning the validity or effectiveness of any such Intellectual Property. To the best knowledge of the Loan Parties after due inquiry, the use of such Intellectual Property by the Loan Parties and their respective Subsidiaries does not infringe on the rights of any Person, subject to such infringements as do not give rise to any liabilities on the part of any Loan Party that could, either individually or in the aggregate, reasonably be expected to have a Material Adverse Effect.

Section 7.20 Business.

Each of the Loan Parties and their respective Subsidiaries are solely engaged in the business of acquiring, developing, owning, and operating income producing properties in the United States that are leased to the U.S. Federal Government through either the General Services Administration or other federal government agencies, together with other business activities incidental thereto or otherwise permitted under Section 10.5.

Section 7.21 Broker's Fees.

No broker's or finder's fee, commission or similar compensation will be payable with respect to the transactions contemplated hereby. No other similar fees or commissions will be payable by any Loan Party for any other services rendered to the Parent Guarantor or any of its Subsidiaries ancillary to the transactions contemplated hereby.

Section 7.22 Accuracy and Completeness of Information.

No written information, report or other papers or data (excluding financial projections and other forward looking statements) furnished to the Administrative Agent or any Lender by or on behalf of, or at the direction of, any Loan Party or any of its Subsidiaries in connection with, pursuant to or relating in any way to this Agreement, contained any untrue statement of a fact material to the creditworthiness of any Loan Party or any of its Subsidiaries or omitted to state a material fact necessary in order to make such statements contained therein, in light of the circumstances under which they were made, not misleading. All financial statements (including in each case all related schedules and notes) furnished to the Administrative Agent or any Lender by, on behalf of, or at the direction of, any Loan Party or any of its Subsidiaries in connection with, pursuant to or relating in any way to this Agreement, present fairly the financial position of the Persons involved as at the date thereof and the results of operations for such periods in accordance with GAAP, consistently applied throughout the periods involved (subject, as to interim statements, to changes resulting from normal year-end audit adjustments). All financial

projections and other forward-looking statements prepared by or on behalf of any Loan Party or any of its Subsidiaries that have been or may hereafter be made available to the Administrative Agent or any Lender were or will be prepared in good faith based on reasonable assumptions. As of the Effective Date, no fact is known to any Loan Party which has had, or may in the future have (so far as any Loan Party can reasonably foresee), a Material Adverse Effect which has not been set forth in the financial statements referred to in Section 7.11 or in such information, reports or other papers or data or otherwise disclosed in writing to the Administrative Agent and the Lenders.

Section 7.23 OFAC and Other Sanctions Programs, Anti-Corruption, and Anti-Terrorism.

(a) No Loan Party, any of their respective Subsidiaries or any of their respective Affiliates, and, to their knowledge, any directors or officers of any thereof, nor any Person that has an interest therein, (a) is a Sanctioned Person or a Sanctioned Entity, (b) derives any of its funds, capital, assets or operating income from investments in or transactions with any such Sanctioned Person or Sanctioned Entity or in violation of Applicable Law, including Sanctions or Anti-Terrorism Laws, or (c) is owned or controlled, directly or indirectly, by any Sanctioned Person or Sanctioned Entity. None of the proceeds of the Loans will be used (i) to finance any operations, investments or activities in, or make any payments to, any Sanctioned Person or Sanctioned Entity, (ii) in violation of or to evade the prohibitions contained in any Sanctions, Anti-Terrorism Laws or Anti-Corruption Laws, or (iii) in violation of any other Applicable Law.

Section 7.24 Borrowing Base Properties.

Schedule 2 contains a correct and complete list of all Borrowing Base Properties as of the Effective Date, including applicable ownership information. With respect to each Borrowing Base Property from time to time:

(a) no Borrowing Base Property with respect to which a Mortgage has been delivered to the Administrative Agent is located in an area that has been identified by the Secretary of Housing and Urban Development as an area having special flood hazards and in which flood insurance has been made available under the National Flood Insurance Act of 1968 or the Flood Disaster Protection Act of 1973, as amended, or any successor law or, if any portion of the buildings on such Borrowing Base Properties are located within any such area, the Borrower or applicable Subsidiary Guarantor has obtained and will maintain through the Maturity Date the flood insurance prescribed in Section 8.5 hereof (including Schedule 8.5);

(b) each of the Borrowing Base Properties and the present use and occupancy thereof are in material compliance with all zoning ordinances (without reliance upon adjoining or other properties), health, fire and building codes, land use laws (including those regulating parking) and Environmental Laws (except as disclosed on the environmental assessments delivered to the Administrative Agent and accepted by the Administrative Agent and the Requisite Lenders pursuant to this Agreement or as otherwise permitted under the definition of Eligible Property) and other Applicable Laws;

(c) each of the Borrowing Base Properties is served by all utilities required for the current or contemplated use thereof;

(d) all public roads and streets necessary for service of and access to each of the Borrowing Base Properties for the current or contemplated use thereof have been completed, and are open for use by the public, or appropriate insured private easements are in place;

(e) the Borrower is not aware of any material latent or patent structural or other significant deficiency of the Borrowing Base Properties;

(f) each of the Borrowing Base Properties is free of damage and waste that would materially and adversely affect the value of such Borrowing Base Property, is in good condition and repair subject to any items set forth in any property condition report delivered to and approved by the Administrative Agent and the Requisite Lenders or as otherwise permitted under the definition of Eligible Property, and to the Borrower's knowledge, there is no deferred maintenance other than ordinary wear and tear;

(g) each of the Borrowing Base Properties is free from damage caused by fire or other casualty that is not covered by proceeds of, or valid claims under, the insurance required by Section 8.5;

(h) to the Borrower's knowledge, all liquid and solid waste disposal, septic and sewer systems located on the Borrowing Base Properties are (i) in a good and safe condition and repair and (ii) in material compliance with all Applicable Laws with respect to such systems;

(i) all improvements on the Borrowing Base Properties lie within the boundaries and building restrictions of the legal descriptions of record of the Borrowing Base Properties, no improvements encroach upon easements benefiting the Borrowing Base Properties other than encroachments that do not materially adversely affect the use or occupancy of the Borrowing Base Properties and, to the Borrower's knowledge, no improvements on adjoining properties encroach upon the Borrowing Base Properties or upon easements benefiting the Borrowing Base Properties other than encroachments that do not materially adversely affect the use or occupancy of the Borrowing Base Properties;

(j) (x) there are no material delinquent property taxes, ground rents, water charges, sewer rents, assessments, insurance premiums, leasehold payments, or other outstanding charges affecting the Borrowing Base Properties except to the extent such items are being contested in good faith by appropriate proceedings and as to which adequate reserves have been provided and there is no risk of loss, forfeiture, or sale of any interest in the Borrowing Base Properties during such proceedings; and (y) each of the Borrowing Base Properties is subject to property taxes separately without regard to any other property not included in the Borrowing Base Properties;

(k) no condemnation proceeding or eminent domain action is pending or threatened against any of the Borrowing Base Properties;

(l) each of the Borrowing Base Properties is not, nor is any direct or indirect interest of the Borrower or any Subsidiary Guarantor in any Borrowing Base Properties, subject to any Lien other (other than Eligible Property Permitted Liens) or to any Negative Pledge (other than the Liens and Negative Pledges created pursuant to the Loan Documents to secure the obligations of the Loan Parties); and

(m) each of the Mortgages (to the extent required hereby) creates a valid first priority Lien against the applicable Borrowing Base Property.

Section 7.25 Leases.

The Borrower has delivered to the Administrative Agent true copies of the Leases and any amendments thereto relating to each Borrowing Base Property included in Borrowing Base Availability as of the applicable date of determination. An accurate and complete (in all material respects) rent roll as of the date of inclusion of each Borrowing Base Property in Borrowing Base Availability with respect to all Leases of any portion of the Borrowing Base Property has been provided to the Administrative Agent. The Leases reflected on such rent roll constitute as of the date thereof the sole agreements relating to leasing or licensing of space at such Borrowing Base Property and in any buildings relating thereto. Except as reflected in the applicable rent roll, no tenant under any Lease is entitled to any free rent, partial rent, rebate of rent payments, credit, offset or deduction in rent, including, without limitation, lease support payments, lease buy-outs or abatements or credits. The sale or other transfer or disposition of any Borrowing Base Property is not subject to any right of first refusal or other option to purchase of the tenant under any Lease. No property, other than the Borrowing Base Property which is the subject of the applicable Lease with a Federal Agency, is necessary to comply with the material requirements (including, without limitation, parking requirements) contained in such Lease.

Section 7.26 Beneficial Ownership Certification.

As of the Effective Date, or any later date of delivery, the information included in any Beneficial Ownership Certification is true and correct in all respects as of the date delivered.

Section 7.27 Survival.

All statements contained in any certificate, financial statement or other instrument delivered by or on behalf of any Loan Party or any of its Subsidiaries to the Administrative Agent or any Lender pursuant to or in connection with this Agreement or any of the other Loan Documents (including, but not limited to, any such statement made in or in connection with any amendment thereto or any statement contained in any certificate, financial statement or other instrument delivered by or on behalf of any Loan Party or any of its Subsidiaries prior to the Effective Date and delivered to the Administrative Agent or any Lender in connection with closing the transactions contemplated hereby) shall constitute representations and warranties made by the Borrower under this Agreement. All representations and warranties made under the Loan Documents shall survive the effectiveness of this Agreement, the execution and delivery of the Loan Documents and the making of the Loans.

ARTICLE VIII.
AFFIRMATIVE COVENANTS

For so long as this Agreement is in effect, each of the Loan Parties jointly and severally shall, and shall cause each of its respective Subsidiaries to, comply with the following covenants:

Section 8.1 Preservation of Existence and Similar Matters.

Except as otherwise permitted under Section 10.7, the Loan Parties shall, and shall cause each of their respective Subsidiaries to, (a) preserve and maintain its respective existence, rights, franchises, licenses and privileges in the jurisdiction of its incorporation or formation and (b) qualify and remain qualified and authorized to do business in each jurisdiction in which the character of its properties or the nature of its business requires such qualification and authorization except to the extent the failure to satisfy the foregoing clause (b) could not, either individually or in the aggregate, reasonably be expected to have a Material Adverse Effect (but including, in any event, that each Loan Party that owns a Borrowing Base Property shall be so qualified and authorized in the jurisdiction in which such Borrowing Base Property is located).

Section 8.2 Compliance with Applicable Laws, Organizational Documents, Sanctions, Anti-Corruption and Terrorism Laws, and Material Contracts.

The Loan Parties shall, and shall cause each of their respective Subsidiaries to, comply in all material respects with (a) all Applicable Laws applicable to any Loan Party and its respective Subsidiaries or to any Borrowing Base Property, including the obtaining of all Governmental Approvals as necessary, the violation of which could reasonably be expected to result in a Material Adverse Effect, (b) all Sanctions, Anti-Corruption Laws and Anti-Terrorism Laws, including the obtaining of all Governmental Approvals as necessary, (c) its respective partnership agreement, certificate of incorporation or articles of organization, bylaws, limited liability company agreement, or other similar organizational documents and (d) all terms and conditions of all Material Contracts to which it is a party to the extent a failure to comply with such Material Contract could reasonably be expected to result in a Material Adverse Effect, but including, in any event, each Management Agreement to which any Loan Party is a party.

Section 8.3 Maintenance of Property.

In addition to the requirements of any of the other Loan Documents, the Loan Parties shall, and shall cause each of their respective Subsidiaries to, (a) protect and preserve all of its respective material properties necessary in the conduct of its business, including, but not limited to, all Intellectual Property, and maintain in good repair, working order and condition all tangible properties, ordinary wear and tear excepted, and (b) make or cause to be made all needed and appropriate repairs, restorations, renewals, replacements and additions to such properties and the improvements thereon in a good and workmanlike manner in accordance with sound building practices, so that the business carried on in connection therewith may be properly and advantageously conducted in all material respects at all times. Each Borrowing Base Property shall have a property manager reasonably satisfactory to the Administrative Agent, it being understood and agreed that any property manager party to an Approved Management Agreement is satisfactory to the Administrative Agent.

Section 8.4 Conduct of Business.

The Loan Parties shall, and shall cause each of their respective Subsidiaries to, carry on, their respective businesses as described in Section 7.20.

Section 8.5 Insurance.

In addition to the requirements of any of the other Loan Documents, the Loan Parties shall, and shall cause each of their respective Subsidiaries to, maintain insurance (on a replacement cost basis) with financially sound and reputable insurance companies against such risks and in such amounts as is customarily maintained by Persons engaged in similar businesses as the Loan Parties, and by Persons owning similar properties in localities where the Borrowing Base Properties are located, or as may be required by Applicable Law, and which satisfies in all material respects, the criteria set forth on Schedule 8.5 hereto. The Loan Parties shall from time to time deliver to the Administrative Agent upon its request a detailed list, together with copies of all policies of the insurance then in effect, stating the names of the insurance companies, the amounts and rates of the insurance, the dates of the expiration thereof and the properties and risks covered thereby.

Section 8.6 Payment of Taxes and Claims.

Each of the Loan Parties shall, and shall cause each of their respective Subsidiaries to, pay and discharge when due (a) all federal, state, and other Taxes (other than de minimis amounts) imposed upon it or upon its income or profits or upon any properties belonging to it, and (b) all lawful claims of materialmen, mechanics, carriers, warehousemen and landlords for labor, materials, supplies and rentals which, if unpaid, might become a Lien on any properties of such Person; provided, however, that this Section shall not require the payment or discharge of any such Tax or claim which is being contested in good faith by appropriate proceedings, in each case in a manner which operates to suspend the collection thereof or the imposition of any Lien relating thereto and for which adequate reserves have been established on the books of such Loan Party or such Subsidiary, as applicable, in accordance with GAAP.

Section 8.7 Visits and Inspections; Appraisals.

(a) The Loan Parties shall, and shall cause each of their respective Subsidiaries to, permit representatives or agents of the Administrative Agent and, if such visit or inspection is arranged by the Administrative Agent, of any Lender, from time to time after reasonable prior notice if no Event of Default shall be in existence, as often as may be reasonably requested, and only during normal business hours and, subject to the last sentence of this clause (a), at the reasonable expense of the Borrower, to: (i) visit and inspect all properties of such Loan Party or such Subsidiary to the extent any such right to visit or inspect is within the control of such Person; (ii) inspect and make extracts from their respective books and records, including but not limited to management letters prepared by independent accountants; and (iii) discuss with its officers, and its independent accountants, its business, assets, operations or condition (financial or otherwise). If requested by the Administrative Agent, any Loan Party shall execute an authorization letter addressed to its accountants authorizing the Administrative Agent or, if the same has been arranged by the Administrative Agent, any Lender, to discuss the financial affairs of the Loan Parties or any of their respective Subsidiaries with its accountants (it being agreed that the Borrower shall be invited to attend any discussions with its accountants). Unless an Event of Default has occurred, the Borrower shall not be required to pay for an inspection of a Borrowing Base Property or books and records of the Loan Parties more often than once per year.

(b) During the continuance of an Event of Default, the Loan Parties shall permit and cooperate with representatives or agents of the Administrative Agent to obtain new or updated Appraisals for any Borrowing Base Property at the request of the Administrative Agent or the Requisite Lenders and at the expense of the Borrower, in each case in form and substance reasonably satisfactory to the Administrative Agent in accordance with the Administrative Agent's standard regulatory requirements. The expense of such Appraisals and/or updates performed pursuant to this Section 8.7(b) shall be borne by the Borrower and payable to the Administrative Agent within fifteen (15) days of written request.

Section 8.8 Use of Proceeds.

The Borrower shall use the proceeds of the Loans to (i) repay and retire in full the Indebtedness of certain of the Borrower's Subsidiaries under the CMBS Loan Agreement in an amount equal to the CMBS Payoff Amount on the Effective Date, (ii) to prepay, on the Effective Date, the outstanding principal amount of the Loans under (and as defined in) the Revolver Credit Agreement by an amount equal to the difference between (x) the aggregate Borrowing Base Availability on the Effective Date and (y) the sum of the CMBS Payoff Amount and any fees or expenses that are required to be paid on the Effective Date in connection with the Bridge Loan and the consent under the Revolver Credit Facility, (iii) subject to the satisfaction of each of the conditions set forth in Section 5.1(b) in connection with the addition of a Borrowing Base Property, acquire the MEPS facility located at 2625 Appliance Ct., Raleigh, North Carolina for a purchase price approximately equal to \$11,000,000, and (iv) other uses requested by the Borrower and approved by the Lenders not in contravention of Applicable Law or the Loan Documents, in each case in accordance with the terms hereof. No part of the proceeds of any Loan will be used (v) for the purpose of buying or carrying "margin stock" within the meaning of Regulation U of the Board of Governors of the Federal Reserve System or to extend credit to others for the purpose of purchasing or carrying any such margin stock; (w) to fund any operations in, finance any investments or activities in, or make any payments to, a Sanctioned Person or Sanctioned Entity or in violation of any Sanctions or Anti-Terrorism Laws; (x) in furtherance of an offer, payment, promise to pay, or authorization of the payment or giving of money, or anything else of value, to any person in violation of any Anti-Corruption Laws; (y) to fund any purchase of, or offer for, a controlling portion of the Equity Interests of any Person, unless the board of directors or similar governing body of such Person has consented to such offer, or (z) to make any Investment other than those Investments permitted pursuant to this Agreement.

Section 8.9 Environmental Matters.

The Loan Parties shall, and shall cause each of their respective Subsidiaries to, comply in all material respects with all Environmental Laws. If any Loan Party or any of its Subsidiaries shall (a) receive written notice that any violation of any Environmental Law may have been committed or is about to be committed by such Person, (b) receive notice that any administrative or judicial complaint or order has been filed against any Loan Party or any of its Subsidiaries alleging violations of any Environmental Law or requiring any Loan Party or any of its Subsidiaries to take any action in connection with the release of Hazardous Materials or (c) receive any written notice from a Governmental Authority or private party alleging that any Loan Party or any of its Subsidiaries may be liable or responsible for costs associated with a response to or cleanup of a release of Hazardous Materials or any damages caused thereby, and the matters

referred to in such notices, either individually or in the aggregate, could reasonably be expected to result in liability in excess of \$250,000 (with respect to the Borrowing Base Properties) or otherwise in excess of \$500,000, the Borrower shall provide the Administrative Agent with a copy of such notice promptly, and in any event within 10 Business Days, after the receipt thereof by such Loan Party or Subsidiary. The Loan Parties shall, and shall cause each of their respective Subsidiaries to, take promptly all actions necessary to prevent the imposition of any Liens on any of their respective properties arising out of or related to any Environmental Laws.

Section 8.10 Books and Records.

The Loan Parties shall, and shall cause each of their respective Subsidiaries to, maintain books and records pertaining to its respective business operations in such detail, form and scope as is consistent with good business practice and in accordance with GAAP.

Section 8.11 Cash Management; Reserve Accounts.

(a) Until such time as all Obligations under this Agreement and the other Loan Documents have been fully paid in cash and performed (other than inchoate indemnity and expense reimbursement obligations that by their terms survive termination of this Agreement), (i) the Parent Guarantor and the Borrower shall maintain all deposit accounts, all operating accounts, disbursements accounts, the Reserve Accounts and any other reserve or escrow accounts with the Administrative Agent (including, for the avoidance of doubt, with KeyBank in its capacity as Administrative Agent under (and as defined in) the Revolver Credit Agreement), and (ii) the Subsidiary Guarantors shall maintain all deposit accounts, all operating accounts, disbursements accounts, and any reserve or escrow accounts with the Administrative Agent or a Lender. At the request of the Administrative Agent (x) while any Event of Default exists or (y) following the failure of the Borrower or a Subsidiary Guarantor to timely pay its real estate taxes or insurance premiums for a Borrowing Base Property, the Borrower and the Subsidiary Guarantors (or in the case of clause (y), the applicable Subsidiary Guarantor) shall establish and deposit into the applicable Reserve Account cash in amounts sufficient, subject to the Administrative Agent's reasonable approval, to cover annual real estate taxes and annual insurance premiums for each of the Borrowing Base Properties (or in the case of clause (y), the applicable Subsidiary Guarantor) existing at such time and, if so established, the Borrower shall use the proceeds maintained in such Reserve Accounts solely for the applicable purposes thereof.

(b) [Reserved].

(c) As collateral security for the prompt payment in full when due of the Obligations, Borrower hereby grants to Administrative Agent, for the ratable benefit of the Lenders as provided herein, a security interest in the accounts of the Subsidiary Guarantors described in the foregoing clause (a) and the balances from time to time therein, including the investments and reinvestments therein provided in Section 11.5, subject in all circumstances to the terms of the applicable Deposit Account Pledge Agreement and the other Collateral Documents; provided, that so long as no Default or Event of Default shall have occurred and be continuing, the Borrower and the Subsidiary Guarantors shall be permitted to use amounts on-hand in the Reserve Accounts for the purposes stated herein.

Section 8.12 REIT Status.

The Parent Guarantor shall at all times maintain its status as a REIT and its election to be treated as a REIT under the Internal Revenue Code. Without limitation of the immediately preceding sentence, and notwithstanding any other provision of this Agreement or any other Loan Document, the Parent Guarantor shall not engage in any business other than (a) the business of acting as a REIT and serving as the general partner of the Borrower and matters directly relating thereto and (b) engaging in the other activities permitted pursuant to this Section 8.12. The Parent Guarantor (x) shall not (A) own assets other than its Equity Interest in the Borrower (other than (1) cash and other assets of nominal value incidental to the Parent Guarantor's ownership of such Equity Interests and in connection with the Parent Guarantor's corporate overhead costs, including, without limitation, expenditures related to its maintenance as a public company; provided that proceeds of any equity issuance will promptly (but in no event later than 3 Business Days) be contributed directly to the Borrower, and (2) assets maintained on a temporary or pass-through basis (for no more than 3 Business Days) that are held for subsequent payment of permitted dividends and other permitted Restricted Payments), (B) conduct any business other than activities associated with its ownership of the Equity Interests in the Borrower, including, without limitation, activities in its capacity as general partner of the Borrower, and its existence as a public company or (C) have, incur or Guarantee any liabilities other than (i) obligations incurred in the ordinary course of business that are not in the nature of Indebtedness for borrowed money, and (ii) the Guaranty of the Obligations, (y) shall contribute to the Borrower all proceeds of Equity Issuances by the Parent Guarantor, net of transaction costs, promptly (and in any event within 3 Business Days of receipt thereof) and shall not grant a Lien to any Person in such proceeds and (z) shall continue to be the sole general partner of the Borrower. The Parent Guarantor shall not create, incur or suffer to exist any Lien on its Equity Interests in the Borrower or its Equity Interests in its other Subsidiaries (including, in any event on its, the Borrower's or any Subsidiary's direct or indirect Equity Interests in any Subsidiary owning any Borrowing Base Property), other than the Liens on the Equity Interests of the Subsidiary Guarantors under (and as defined in) the Revolver Credit Agreement securing the obligations thereunder.

Section 8.13 Subsidiary Guarantors.

Each Subsidiary that owns a Borrowing Base Property as of the Effective Date shall execute and deliver to the Administrative Agent the Guaranty. The Borrower shall cause each Wholly-Owned Subsidiary that hereafter owns a Borrowing Base Property to execute and deliver to the Administrative Agent a Joinder to the Guaranty in the form of the Joinder (the "**Joinder**") attached as Exhibit A to the Guaranty not later than the effective date for such Borrowing Base Property to be included in the calculation of Borrowing Base Availability and shall otherwise comply with the provisions of Section 5.1(b). The Borrower covenants and agrees that each such Subsidiary which it shall cause to execute the Guaranty shall be fully authorized to do so by its supporting organizational and authority documents and shall be in good standing in its state of organization and shall have obtained any necessary foreign qualifications required to conduct its business. The delivery by Borrower to the Administrative Agent of any such Joinder shall be deemed a representation and warranty by Borrower that each Subsidiary which Borrower caused to execute the Guaranty has been fully authorized to do so by its supporting organizational and authority documents and is in good standing in its state of organization and has obtained any necessary foreign qualifications required to conduct its business.

Section 8.14 Further Assurances.

(a) The Loan Parties shall, at their sole cost and expense and upon request of the Administrative Agent, execute and deliver or cause to be executed and delivered, to the Administrative Agent such further instruments, documents and certificates, and do and cause to be done such further acts that may be reasonably necessary or advisable in the reasonable opinion of the Administrative Agent to carry out the provisions and purposes of this Agreement and the other Loan Documents.

(b) Without limitation of the foregoing, each of the Loan Parties shall, promptly upon the request of the Administrative Agent or any Lender, provide such further documentation or other information as is reasonably requested for purposes of compliance with any Applicable Laws pertaining to anti-money laundering or “know-your-customer”, including, without limitation, Applicable Laws relating to beneficial ownership and controlling parties.

Section 8.15 Casualty/Condemnation.

(a) **Damages, Restoration, and Insurance Proceeds.** As long as no Event of Default has occurred and is then continuing, all insurance proceeds for losses at any Borrowing Base Property of less than \$1,000,000 shall be adjusted with and payable to the Borrower or the applicable Subsidiary Guarantor owning such Borrowing Base Property and the Borrower shall, or shall cause the applicable Subsidiary Guarantor to, repair and restore such Borrowing Base Property. In case of loss, the Administrative Agent shall have the right (but not the obligation) to participate in and reasonably approve the settlement of any insurance claim in excess of \$1,000,000, and with respect to claims in excess of \$1,000,000, the Administrative Agent is authorized to collect and receive any insurance money for such claims (and, in furtherance thereof, the Loan Parties pledge, assign, transfer and set over unto the Administrative Agent for the benefit of the Lenders all such insurance proceeds).

(i) So long as no Event of Default has occurred and is then continuing, and the applicable Borrowing Base Property continues to meet the requirements of an “Eligible Property”, then the Administrative Agent shall make such insurance proceeds available to pay for such costs of repair and restoration on a monthly basis during such repair and restoration. The Borrowing Base Property shall be promptly so restored or rebuilt by the Borrower or the applicable Subsidiary Guarantor Lien free and defect free and in an architecturally and economically viable manner in material compliance with all Applicable Laws and in substantially the same quality and character as the Borrowing Base Property was prior to such damage or destruction or to such other condition as the Administrative Agent shall reasonably approve in writing. If the conditions to the Administrative Agent’s obligation to make such insurance proceeds available as set forth herein are not satisfied, the Administrative Agent shall have the right, if so directed by the Requisite Lenders, to apply such insurance proceeds to payment of the Obligations, whether due or not, in accordance with Section 2.7(b)(ii). Notwithstanding the foregoing, in the event a Borrowing Base Property is released or ceases to be an Eligible Property and/or a Borrowing Base Property in accordance with Section 5.2, any insurance proceeds held by Administrative Agent in respect of a claim related to damage

caused to such Borrowing Base Property shall be (a) released to the Borrower (and Borrower shall be entitled to all additional insurance proceeds), provided that the Borrower has satisfied the requirements set forth in Section 5.2(a)(i)-(iv) in connection with such released or disqualified Borrowing Base Property or (b) if Borrower fails to comply with subsection (a) of this sentence, as reasonably determined by Administrative Agent, applied by Administrative Agent in reduction of the Obligations in such order and amount as determined by Administrative Agent in its sole discretion.

(ii) If the Administrative Agent is holding any such insurance proceeds, any request by the Borrower or the applicable Subsidiary Guarantor owning such Borrowing Base Property for a disbursement by the Administrative Agent of fire or casualty insurance proceeds or of funds deposited by the Borrower or the applicable Subsidiary Guarantor owning such Borrowing Base Property with the Administrative Agent pursuant to this Section 8.15 shall be conditioned upon the Borrower's providing to the Administrative Agent: updated title reports; satisfactory evidence, as reasonably determined by the Administrative Agent, that the Borrowing Base Property shall be so restored or rebuilt by the Borrower or the applicable Subsidiary Guarantor Lien free and defect free and in an architecturally and economically viable manner in material compliance with all Applicable Laws and in substantially the same quality and character as the Borrowing Base Property was prior to such damage or destruction or to such other condition as the Administrative Agent shall reasonably approve in writing; satisfactory evidence of the estimated cost of completion thereof; and with such architect's certificates, waivers of lien, contractors' sworn statements and other evidence of cost and of payments as the Administrative Agent may reasonably require and approve. The undisbursed balance of insurance proceeds shall at all times be sufficient to pay for the cost of completion of the work free and clear of liens and if such proceeds are insufficient, the Borrower or the applicable Subsidiary Guarantor owning such Borrowing Base Property shall deposit the amount of such deficiency with the Administrative Agent prior to the disbursement by to the Borrower or the applicable Subsidiary Guarantor owning such Borrowing Base Property of any insurance proceeds.

(b) **Condemnation Proceeds.** Both the Borrower and the applicable Subsidiary Guarantor owning a Borrowing Base Property, hereby assigns, transfers and sets over unto the Administrative Agent for the benefit of the Lenders its entire interest in the proceeds (the "**Condemnation Proceeds**") of any award or any claim for damages for any of such Borrowing Base Property taken or damaged under the power of eminent domain or by condemnation or any transaction in lieu of condemnation ("**Condemnation**"), unless, notwithstanding the foregoing, such taking, damage or condemnation does not cause a material diminution in the value of such Borrowing Base Property. Without limiting any of the provisions of this Agreement with respect to Eligible Property requirements or compliance with Borrowing Base Availability, so long as the portion of such Borrowing Base Property taken in such Condemnation does not exceed fifteen percent (15%) of the total square footage of the Borrowing Base Property and the portion of the improvements taken in such Condemnation does not exceed fifteen percent (15%) of the total gross leasable area of the improvements thereon, the Administrative Agent shall be obligated to make

the Condemnation Proceeds available to the Borrower or the applicable Subsidiary Guarantor owning such Borrowing Base Property for the restoration of the Real Estate Asset if the Borrower or such applicable Subsidiary Guarantor satisfies all of the conditions set forth in Section 8.15(a) above hereof for disbursement of insurance proceeds to the extent applicable, and the Borrowing Base Property shall be so restored or rebuilt by the Borrower or the applicable Subsidiary Guarantor Lien free and defect free and in an architecturally and economically viable manner in material compliance with all Applicable Laws and in substantially the same quality and character as such Borrowing Base Property was prior to such damage or destruction or to such other condition as the Administrative Agent shall reasonably approve in writing. In all other cases the Administrative Agent shall have the right, if so directed by the Requisite Lenders, to apply the Condemnation Proceeds to payment of the Obligations, whether due or not, in accordance with Section 2.7(b)(ii). If the Condemnation Proceeds are required to be used as aforesaid to reimburse the Borrower or such applicable Subsidiary Guarantor for the cost of rebuilding or restoring buildings or improvements on such Borrowing Base Property in accordance with this Section, or if the Administrative Agent elects that the Condemnation Proceeds be so used, and the buildings and other improvements shall be rebuilt or restored in accordance with this Section, the Condemnation Proceeds shall be paid out in the same manner as is provided in Section 8.15(a) above for the payment of insurance proceeds toward the cost of rebuilding or restoration of such buildings and other improvements, if applicable. Any surplus which may remain out of the Condemnation Proceeds after payment of such cost of rebuilding or restoration shall, at the option of the Administrative Agent, be applied on account of the indebtedness secured hereby or be paid to any other party entitled thereto. Notwithstanding the foregoing, in the event a Borrowing Base Property is released or ceases to be an Eligible Property and/or a Borrowing Base Property in accordance with Section 5.2, any Condemnation Proceeds held by Administrative Agent in respect of a partial or complete Condemnation of such Borrowing Base Property shall be (a) released to the Borrower (and Borrower shall be entitled to all additional Condemnation Proceeds), provided that the Borrower has satisfied the requirements set forth in Section 5.2(a) (i)-(iv) with respect to such released or disqualified Borrowing Base Property or (b) if Borrower fails to comply with subsection (a) of this sentence, as reasonably determined by Administrative Agent, applied by Administrative Agent in reduction of the Obligations in such order and amount as determined by Administrative Agent in its sole discretion.

Section 8.16 Distribution of Income to Borrower.

Except to the extent prohibited under Section 10.2, the Borrower shall cause all of its Subsidiaries to promptly (but not less frequently than once each fiscal quarter of the Borrower unless otherwise approved by the Administrative Agent) distribute to the Borrower (funded into the Operating Account or the Operating Account (as defined in the Revolver Credit Agreement)), whether in the form of dividends, distributions or otherwise, all profits, proceeds or other income relating to or arising from such Subsidiaries' use, operation, financing, refinancing, sale or other disposition of their respective assets and properties after (a) the payment by each such Subsidiary of its debt service and operating expenses for such quarter and (b) the establishment of reasonable reserves for the payment of expenses not paid on at least a quarterly basis and capital expenditures to be made to such Subsidiary's assets and properties approved by such Subsidiary in the ordinary course of business.

**ARTICLE IX.
INFORMATION**

For so long as this Agreement is in effect, the applicable Loan Party or Loan Parties shall furnish to the Administrative Agent (for distribution to the Lenders):

Section 9.1 Quarterly Financial Statements.

As soon as available and in any event within forty-five (45) days after the end of each of the first, second and third fiscal quarters of the Borrower, the unaudited, consolidated balance sheet of the Parent Guarantor and its Subsidiaries, and the unaudited consolidating balance sheets of the Borrower and the Subsidiary Guarantors, in each case as at the end of such period, and the related unaudited consolidated statements of income, cash flows and shareholders' equity of the Parent Guarantor and its Subsidiaries, and the unaudited consolidating statements of income and cash flows of the Borrower and the Subsidiary Guarantors, in each case for such period, setting forth in comparative form the figures as of the end of and for the corresponding periods of the previous fiscal year, all of which shall be certified by a Responsible Officer of the Parent Guarantor, in his or her opinion, to present fairly, in accordance with GAAP, the consolidated financial position of the Parent Guarantor and its Subsidiaries and the consolidating financial position of the Borrower and the Subsidiary Guarantors as at the date thereof and the results of operations for such period (subject to normal year-end audit adjustments and the absence of footnotes).

Section 9.2 Year-End Statements.

As soon as available and in any event within one hundred twenty (120) days after the end of each fiscal year of the Borrower, the audited consolidated balance sheet of the Parent Guarantor and its Subsidiaries, and the unaudited consolidating balance sheets of the Borrower and the Subsidiary Guarantors, as at the end of such fiscal year and the related audited consolidated statements of income, cash flows and shareholders' equity of the Parent Guarantor and its Subsidiaries, and the related unaudited consolidating statements of income and cash flows of the Borrower and the Subsidiary Guarantors for such fiscal year, setting forth in comparative form the figures as at the end of and for the previous fiscal year, all of which shall be (a) certified by a Responsible Officer of the Parent Guarantor, in his or her opinion, to present fairly, in accordance with GAAP, the consolidated financial position of the Parent Guarantor and its Subsidiaries and the consolidating financial position of the Borrower and the Subsidiary Guarantors as at the date thereof and the results of operations for such period and (b) in the case of the audited financial statements, accompanied by the audit report thereon of an independent accounting firm of national standing reasonably acceptable to the Administrative Agent or other independent certified public accountants acceptable to the Administrative Agent (it being agreed that Grant Thornton LLP is acceptable to the Administrative Agent), whose report shall be unqualified as to the scope of such audit and not subject to any "going concern" or like qualification or exception and who shall have authorized the Parent Guarantor and the Borrower to deliver such financial statements and report to the Administrative Agent and the Lenders.

Section 9.3 Compliance Certificate.

At the time financial statements are furnished pursuant to Sections 9.1 and 9.2, a certificate substantially in the form of Exhibit K (a “**Compliance Certificate**”) executed by a Responsible Officer of the Parent Guarantor: (a) setting forth in reasonable detail as at the end of such quarterly accounting period or fiscal year, as the case may be, the calculations required to establish whether or not the Loan Parties were in compliance with the covenants set forth in Sections 10.1 through 10.4 and (b) stating that, to the best of his or her knowledge, information and belief after due inquiry, no Default or Event of Default exists, or, if such is not the case, specifying such Default or Event of Default and its nature, when it occurred, whether it is continuing and the steps being taken by the applicable Loan Party and its Subsidiaries with respect to such event, condition or failure.

Section 9.4 Borrowing Base Certificate.

At the time financial statements are furnished pursuant to Sections 9.1 and 9.2 and at such other times as may be required pursuant to this Agreement, a certificate substantially in the form of Exhibit L (a “**Borrowing Base Certificate**”) executed by a Responsible Officer of the Borrower, setting forth in reasonable detail as at the end of such quarterly accounting period or fiscal year, as the case may be, the calculations required to establish Borrowing Base Availability as of such date. The Borrower shall notify the Administrative Agent in writing of any failure, promptly upon becoming aware of such failure, of any Borrowing Base Property to continue to be an Eligible Property or otherwise meet the conditions to be a Borrowing Base Property.

Section 9.5 Other Information.

(a) **Management Reports.** Promptly upon receipt thereof, copies of all management reports, if any, submitted to the Parent Guarantor or the Borrower or its governing board by its independent public accountants;

(b) **Equity Interest Holder Information.** Promptly upon the mailing thereof to the direct or indirect holders of Equity Interests of the Parent Guarantor generally, copies of all financial statements, reports and proxy statements so mailed;

(c) **ERISA.** If any ERISA Event shall occur that individually, or together with any other ERISA Event that has occurred, could reasonably be expected to result in liability in excess of \$500,000, a certificate of a Responsible Officer of the Borrower setting forth details as to such occurrence and the action, if any, which the Borrower or applicable member of the ERISA Group is required or proposes to take;

(d) **Litigation.** (i) To the extent that any Loan Party or any of its Subsidiaries is aware of the same, prompt notice of the commencement of any material proceeding or investigation by or before any Governmental Authority and any material action or proceeding in any court or other tribunal or before any arbitrator against or in any other way relating adversely to, or adversely affecting, any Loan Party or any of its Subsidiaries or any of their respective properties, assets or businesses, which could, either individually or in the aggregate, be reasonably expected to result in liability in excess of \$500,000, (ii) prompt notice of pleadings filed in connection with any Proceedings identified on Schedule 7.9 or of any developments in any such Proceedings that could reasonably be expected to be adverse to any Loan Party in any material respect, and (iii) prompt notice of the receipt of notice that any United States income tax returns of any Loan Party or any of its Subsidiaries are being audited;

(e) **Modification of Organizational Documents.** A copy of any material amendment, modification or other supplement to the partnership agreement, articles of organization or certificate of incorporation, bylaws, operating agreement or other similar organizational documents of any Loan Party within 5 Business Days after the effectiveness thereof (such amendment, modification or supplement to be subject to Section 10.10);

(f) **Change of Management or Financial Condition.** Prompt notice (i) of any change in the senior management of any Loan Party or any change in property manager under, or termination or cancellation of, an Approved Management Agreement; and (ii) of any change in the business, assets, liabilities, financial condition or results of operations of any Loan Party or any of its Subsidiaries which has had or could reasonably be expected to have a Material Adverse Effect;

(g) **Default.** Notice of the occurrence of any of the following promptly upon any Loan Party obtaining knowledge thereof: (i) any Default or Event of Default, (ii) any default or event of default under any Property Management Agreement (including, in any event, any development in connection with the termination of the Holmwood Management Agreement and the termination fee payable thereunder), or (iii) any claimed default or event of default by any Loan Party under any other Material Contract to which any such Person is a party or by which any such Person or any of its respective properties may be bound;

(h) **Judgments.** Prompt notice of any order, judgment or decree (i) in connection with any Proceedings identified on Schedule 7.9 or (ii) in excess of \$500,000 having been entered against any Loan Party or any of its Subsidiaries or any of their respective properties;

(i) **Notice of Violations of Law.** Prompt notice if any Loan Party or any of its Subsidiaries shall receive any notification from any Governmental Authority alleging a violation of any Applicable Law by such Person or any inquiry which, in either case, could reasonably be expected to have a Material Adverse Effect;

(j) **Budget.** As soon as available, and in any event no later than 45 days after the end of each fiscal year of the Borrower (or such other time as agreed by the Administrative Agent), an annual business plan and a detailed consolidated budget (collectively, each, a “**Budget**”) of the Parent Guarantor for the following four consecutive fiscal quarters (including projected statements of cash flow of the Parent Guarantor and its Subsidiaries as of the end of the following fiscal year and projected income and a description of the underlying assumptions applicable thereto), and, as soon as available, significant revisions, if any, of such budget, together with projections with respect to such fiscal quarters (collectively, the “**Projections**”), which Projections shall in each case be accompanied by a certificate of a Responsible Officer of the Parent Guarantor stating that such Projections were prepared in good faith based on reasonable estimates, information and assumptions and that such officer has no reason to believe that such Projections are incorrect or misleading in any material respect (it being recognized by the Administrative Agent and Lenders that such projections as to future events are not to be viewed as facts and that actual results during the period or periods covered by any such projections may differ from the projected results);

(k) **Securities Filings.** Within five Business Days after the filing thereof, copies of all, if any, registration statements, reports on Forms 10-K, 10-Q and 8-K (or their equivalents) and all other periodic reports which any Loan Party or any Subsidiary shall file with the Securities and Exchange Commission (or any Governmental Authority substituted therefor) or any national securities exchange;

(l) **Borrowing Base Property Operating Information.** Concurrently with the delivery of the Compliance Certificate referred to in Section 9.3, the Borrower shall deliver updated rent rolls, statements of net operating income and operating statements for each Borrowing Base Property, and aggregate and individual financial statements for each such Borrowing Base Property, and such information may be attached to the Compliance Certificate; and

(m) **Other Information.** From time to time and promptly upon each request, such data, certificates, reports, statements, documents or further information regarding the business, assets, liabilities, financial condition, results of operations or business prospects of any Loan Party or any of its Subsidiaries or any Affiliates, in each case as the Administrative Agent or any Lender may reasonably request.

Each Loan Party hereby acknowledges that (a) the Administrative Agent may, but shall not be obligated to, make available to the Lenders materials and/or information provided by or on behalf of the Borrower hereunder (collectively, "**Loan Party Information**") by posting the Loan Party Information on Syndtrak, IntraLinks or a substantially similar electronic transmission system (the "**Information Platform**") and (b) certain of the Lenders (each, a "**Public Side Lender**") may have personnel who do not wish to receive material non-public information with respect to the Loan Parties or their Affiliates, or the respective securities of any of the foregoing, and who may be engaged in investment and other market-related activities with respect to such Persons' securities. Each Loan Party hereby agrees that so long as any Loan Party is the issuer of any outstanding equity or debt securities that are issued or registered pursuant to a private offering or is actively contemplating issuing any such securities it will use commercially reasonable efforts to identify that portion of the Loan Party Information that may be distributed to the Public Side Lenders. Each Loan Party further agrees that that (i) all such Loan Party Information shall be clearly and conspicuously marked "PUBLIC"; (ii) by marking Loan Party Information "PUBLIC," the Loan Parties shall be deemed to have authorized the Administrative Agent and the Lenders to treat such Loan Party Information as not containing any material non-public information with respect to the Loan Parties or their securities for purposes of United States Federal and state securities laws; (y) all Loan Party Information marked "PUBLIC" are permitted to be made available through a portion of the Information Platform designated "Public Side Information;" and (z) the Administrative Agent shall be entitled to treat any Loan Party Information that is not marked "PUBLIC" as being suitable only for posting on a portion of the Information Platform not designated "Public Side Information."

Section 9.6 Delivery of Documents.

Documents required to be delivered pursuant to Article IX may be delivered electronically; provided, that such documents shall be deemed to have been delivered on the date on which such documents are received by the Administrative Agent for posting on the Borrower's behalf on an internet or intranet website, if any, to which each Lender and the Administrative Agent has access

(whether a commercial, third-party website (such as Intralinks or SyndTrak) or a website sponsored by the Administrative Agent); provided further that the Borrower shall deliver paper copies of such documents to the Administrative Agent for distribution to any Lender that requests the Borrower to deliver such paper copies until a written request to cease delivering paper copies is given by the Administrative Agent on behalf of such Lender. The Administrative Agent shall have no obligation to request the delivery or to maintain copies of the documents referred to above, and in any event shall have no responsibility to monitor compliance by the Borrower with any such request for delivery, and each Lender shall be solely responsible for requesting delivery to it or maintaining its copies of such documents.

Section 9.7 USA Patriot Act Notice; Compliance.

The USA Patriot Act of 2001 (Public Law 107-56) and federal regulations issued with respect thereto require all financial institutions to obtain, verify and record certain information that identifies individuals or business entities which open an “account” with such financial institution. Consequently, a Lender (for itself and/or as the Administrative Agent for all Lenders hereunder) may from time-to-time request, and each Loan Party shall provide to such Lender such Loan Party’s (or Persons related to such Loan Party) name, address, tax identification number and/or such other identification information as shall be necessary for such Lender to comply with federal law. An “account” for this purpose may include, without limitation, a deposit account, cash management service, a transaction or asset account, a credit account, a loan or other extension of credit, and/or other financial services product.

**ARTICLE X.
NEGATIVE COVENANTS**

For so long as this Agreement is in effect, each Loan Party jointly and severally shall comply with the following covenants:

Section 10.1 Financial Covenants; Borrowing Base Covenants.

(1) Corporate Level Financial Covenants

The Loan Parties shall not permit:

(a) **Maximum Total Leverage Ratio**. The Total Leverage Ratio at any time to exceed 0.60 to 1.00 (with compliance certified as of the last day of each fiscal quarter for the Reference Period then ended in a Compliance Certificate delivered pursuant to Section 9.3 and at each other date of determination).

(b) **[Reserved]**.

(c) **Minimum Tangible Net Worth**. Tangible Net Worth at any time to be less than (i) \$102,930,757, plus (ii) eighty-five percent (85%) of the Net Proceeds of all Equity Issuances (including capital calls) by the Parent Guarantor or the Borrower after April 14, 2023 (with compliance certified as of the last day of each fiscal quarter for the Reference Period then ended in a Compliance Certificate delivered pursuant to Section 9.3 and at each other date of determination).

(d) **Debt Service Coverage Ratio.** The Debt Service Coverage Ratio at any time to be less than 1.40 to 1.00 (with compliance certified as of the last day of each fiscal quarter for the Reference Period then ended in a Compliance Certificate delivered pursuant to Section 9.3 and at each other date of determination).

(e) **Minimum Liquidity.** Total Liquidity at any time to be less than \$15,000,000 (with compliance certified as of the last day of each fiscal quarter for the Reference Period then ended in a Compliance Certificate delivered pursuant to Section 9.3 and at each other date of determination).

(f) **Federal Agency Gross Rental Revenue.** More than fifteen percent (15%) of the gross rental revenue from all Real Estate Assets owned by the Borrower and its Subsidiaries to originate from tenants that are not Federal Agencies.

(2) Borrowing Base Covenants:

The Loan Parties shall not permit:

(a) **Borrowing Base Availability.** The aggregate outstanding principal amount of the Bridge Loans at any time to exceed Borrowing Base Availability (with compliance certified as of the last day of each fiscal quarter (and, with respect to Borrowing Base DSCR, for the Reference Period then ended) in a Borrowing Base Certificate delivered pursuant to Section 5.1, Section 5.2, Section 9.4, or as otherwise may be required by this Agreement).

(b) **Borrowing Base Minimum Occupancy.** The Occupancy Rate at any time to be less than ninety percent (90%) (with compliance certified as of the last day of each fiscal quarter in a Compliance Certificate delivered pursuant to Section 9.3 and at each other date of determination).

(c) **Minimum Average Remaining Lease Term.** The Weighted Average Remaining Lease Term to be less than five (5) years on the Borrowing Base Properties (with compliance certified as of the last day of each fiscal quarter in a Compliance Certificate delivered pursuant to Section 9.3 and at each other date of determination).

(d) **Borrowing Base Minimum Property Requirements.** Any of the Real Estate Assets that are Borrowing Base Properties on the Effective Date to cease to be Borrowing Base Properties at any time.

Section 10.2 Restricted Payments.

The Loan Parties shall not declare or make any Restricted Payment except for the following:

(a) so long as no Event of Default exists or would result therefrom, each Subsidiary Guarantor shall be permitted to declare and pay dividends on its Equity Interests and to make distributions with respect thereto to the Borrower from time to time;

(b) so long as no Default or Event of Default exists or would result therefrom, the Borrower may declare or make cash distributions to the Parent Guarantor and the Borrower's (or its Subsidiary's) limited partners;

(c) the Borrower and the Parent Guarantor shall be permitted to declare and pay dividends quarterly on their respective Equity Interests, and to make quarterly distributions with respect thereto from time to time solely in accordance with and not in excess of the amounts contemplated by the Existing Dividend Policies; provided, however, that prior to making an dividend or distribution permitted by this Section 10.2(c) during such period, the Borrower shall deliver to the Administrative Agent evidence of the Borrower's pro forma compliance with each of the financial covenants set forth in Section 10.1(l) (to the extent then applicable) both before and after giving effect to the making of such dividend or distribution (with Adjusted Consolidated EBITDA being measured as of the most recently ended Reference Period for which financial statements are required to have been delivered and Consolidated Total Indebtedness being measured as of the date of such dividend or distribution);

(d) reserved;

(e) subject to Section 11.1(l), the issuance of common stock (or common partnership interests) upon conversion of any Preferred Equity Interests;

(f) subject to Section 11.1(l), the issuance of shares in the Parent Guarantor in satisfaction of the right of limited partners of the Borrower to redeem the partnership interests held by such partners; and

(g) the Loan Parties may pay management fees and other amounts described in clause (d) of the definition of Restricted Payments to the extent set forth in the Management Agreements, provided that (i) no Default or Event of Default exists or would result therefrom and (ii) such payment is not in contravention of any applicable Assignment and Subordination of Management Agreement; provided, however, that, subject to Section 11.1(l) and the other terms of this Agreement, the foregoing proviso shall not prohibit the making of the HCA Termination Payment and such other payments through the issuance of common Equity Interests in the Borrower or the Parent Guarantor to the Person(s) entitled thereto.

Notwithstanding the foregoing Section 10.2(c), if a Default or Event of Default exists at the time that any Restricted Payment is proposed to be made or would result therefrom, (x) the Borrower may only declare and make cash distributions (but not other Restricted Payments) to the Parent Guarantor and other holders of partnership interests in the Borrower with respect to any fiscal year to the extent (but only to the extent) necessary for the Parent Guarantor to distribute, and the Parent Guarantor may so distribute, an aggregate amount not to exceed the minimum amount necessary for the Parent Guarantor to remain in compliance with the first sentence of Section 8.12; provided that upon the occurrence of any Default or Event of Default described in Section 11.1(a), 11.1(b), 11.1(f) or 11.1(g) or the acceleration of the maturity of any of the Obligations, the Parent Guarantor and the Borrower may not make any distributions or dividends or other Restricted Payments under this Section 10.2 and (y) except to the extent permitted pursuant to clause (x) above, the Loan Parties shall not, and shall not permit any other Subsidiary of the Borrower to, make any Restricted Payments to any Person other than to the Borrower or any of its Wholly-Owned Subsidiaries.

Section 10.3 Indebtedness.

The Loan Parties shall not, and shall not permit any of their respective Subsidiaries to, incur, assume, suffer to exist or otherwise become obligated in respect of any Indebtedness, except for any of the following so long as, both immediately prior to and immediately after incurring, assuming or otherwise becoming obligated in respect thereof, no Default or Event of Default is or would be in existence, including, without limitation, a Default or Event of Default resulting from a violation of any of the covenants set forth in Section 10.1 on a pro forma basis:

- (i) Indebtedness under the Loan Documents;
- (ii) Non-Recourse Indebtedness of Subsidiaries of the Borrower (other than any other Loan Party) on Real Estate Assets that are not Borrowing Base Properties, so long as the only Liens securing such Non-Recourse Indebtedness are on the specific Real Estate Assets being financed with such Non-Recourse Indebtedness, and in any event, which will be permitted only if the Loan Parties are in pro forma compliance with the covenants set forth in Section 10.1 at the time such Indebtedness is incurred and on a pro forma basis immediately after giving effect thereto;
- (iii) Indebtedness of the Loan Parties (other than any Subsidiary Guarantor) or any of their respective Subsidiaries (other than any Subsidiary Guarantor) constituting purchase money Indebtedness (including Capital Lease Obligations) in connection with the financing of equipment; provided, that (A) such Indebtedness is incurred prior to or within 90 days after the acquisition of the assets financed thereby and (B) the aggregate principal amount of Indebtedness permitted by this clause (iii) shall not exceed \$500,000 at any time outstanding;
- (iv) obligations owed to any Person providing workers' compensation, health, disability or other employee benefits or property, casualty or liability insurance, pursuant to reimbursement or indemnification obligations to such Person, in each case incurred in the ordinary course of business;
- (v) Specified Derivatives Obligations entered into with any Lender or an Affiliate of any Lender, in accordance with Section 10.13;
- (vi) unsecured Recourse Indebtedness of the Borrower (but not any other Loan Party) in an aggregate principal amount not to exceed \$500,000;
- (vii) contingent Indebtedness of the Borrower pursuant to customary non-recourse carve-out guarantees with respect to Non-Recourse Exclusions under Non-Recourse Indebtedness incurred by their respective Subsidiaries (other than any Subsidiary Guarantor); and

(viii) Indebtedness of the Borrower and its Subsidiaries (other than any Subsidiary Guarantor) under the Revolver Credit Facility in an aggregate principal amount of up to \$100,000,000 (inclusive of any unused commitments thereunder).

Section 10.4 Certain Investment Limitations.

The Loan Parties shall not, and shall not permit any other Subsidiary to, make any Investment in or otherwise own the following items which would cause the aggregate value of such holdings of the Parent Guarantor and its Subsidiaries to exceed the applicable limits set forth below:

(a) Investments by the Borrower and its Subsidiaries in Unimproved Land shall at all times be less than five percent (5.0%) of Total Asset Value;

(b) Investments by the Borrower and its Subsidiaries in Development Assets (net of costs and expenses fully reimbursable by a Federal Agency tenant as tenant improvements and as to which the Federal Agency tenant has not disputed its reimbursement obligation) shall at all times be less than fifteen percent (15.0%) of Total Asset Value;

(c) Investments by the Parent Guarantor and its Subsidiaries in Mortgage Notes shall at all times be less than ten percent (10%) of Total Asset Value; and

(d) Investments by the Borrower and its Subsidiaries in Unconsolidated Affiliates and non-Wholly-Owned Subsidiaries shall at all times be less than ten percent (10%) of Total Asset Value.

In addition to the foregoing limitations, the aggregate book value of all of the items subject to the limitations in the preceding clauses (a) through (d) shall not exceed 25.0% of Total Asset Value at any time.

Section 10.5 Investments Generally.

The Loan Parties shall not, and shall not permit any other Subsidiary to, directly or indirectly, acquire, make or purchase any Investment, or permit any Investment of such Person to be outstanding on and after the Effective Date, other than the following:

(a) Investments in Cash Equivalents;

(b) Investments to the extent permitted under Section 10.4 and otherwise in compliance with this Agreement;

(c) Investments in the form of Derivatives Contracts permitted by Section 10.13;

(d) the acquisition of fee interests by the Borrower or any Subsidiary Guarantor or other Subsidiaries (directly or indirectly through an entity) in Real Estate Assets and investments incidental thereto; and

(e) Investments by the Parent Guarantor in the Borrower and Wholly-Owned Subsidiaries, and Investments by the Borrower (directly or indirectly) in Subsidiaries of the Borrower.

Section 10.6 Liens; Negative Pledges; Restrictive Agreements.

(a) The Loan Parties shall not, and shall not permit any of their respective Subsidiaries to, create, assume, or incur any Lien upon any of their respective properties, assets, income or profits of any character whether now owned or hereafter acquired, except for any of the following if, both immediately prior to and immediately after the creation, assumption or incurring of such Lien, no Default or Event of Default is or would be in existence, including, without limitation, a Default or Event of Default resulting from a violation of any of the covenants contained in Section 10.1 on a pro forma basis:

(i) Permitted Liens;

(ii) Liens securing Non-Recourse Indebtedness permitted under Section 10.3(ii) and encumbering only the specific Real Estate Assets being financed by such Indebtedness, none of which shall be Borrowing Base Properties;

(iii) Liens on fixed or capital assets acquired by the Borrower or any of its Subsidiaries (other than any Subsidiary Guarantor); provided, that (A) such Liens secure Indebtedness permitted by Section 10.3(iii), (B) such Liens and the Indebtedness secured thereby are incurred prior to or within 90 days after such acquisition, (C) the Indebtedness secured thereby does not exceed the cost of acquiring such fixed or capital assets, and (D) such Liens shall not apply to any other property or assets of any Loan Party; and

(iv) Liens securing the Revolver Credit Facility permitted under Section 10.3(viii) and encumbering (A) the “Borrowing Base Properties” under (and as defined in) the Revolver Credit Agreement, (B) the Equity Interests in the Subsidiaries of the Borrower that own such “Borrowing Base Properties” and (C) the deposit accounts of the Borrower and the Parent Guarantor, so long as such Liens do not encumber any of the Borrowing Base Properties hereunder or any of the direct or indirect Equity Interests in the Subsidiary Guarantors; and

(b) The Loan Parties shall not, and shall not permit any of their respective Subsidiaries to, enter into, assume or otherwise be bound by any Negative Pledge except for a Negative Pledge contained in (i) an agreement (x) evidencing secured Non-Recourse Indebtedness which such Loan Party or such Subsidiary may create, incur, assume, or permit or suffer to exist under Section 10.3(ii) or (iii), which Indebtedness is secured solely by a Lien permitted to exist under the Loan Documents, and (y) which only prohibits the creation of any other Lien on the property securing such Indebtedness as of the date such agreement was entered into (and, except as provided in clause (ii) below, which does not prohibit the creation of a Lien on the Equity Interests of the Borrower or any Subsidiary Guarantor); (ii) an agreement relating to the sale of a Subsidiary or assets pending such sale, provided that in any such case the Negative Pledge applies only to the Subsidiary or the assets that are the subject of such sale; (iii) each Negative Pledge

Agreement; or (iv) the Revolver Credit Facility permitted under Section 10.3(viii) (so long as (x) the Negative Pledge does not extend to the Borrowing Base Properties or to the Equity Interests of the Subsidiary Guarantors that own the Borrowing Base Properties, and (y) the Negative Pledge granted herein is permitted thereunder). For the avoidance of doubt, with respect to any Borrowing Base Property, the Loan Parties may not grant a Negative Pledge on any Borrowing Base Property or on the Equity Interests of the owner of any Borrowing Base Property to any Person (other than the Administrative Agent).

(c) The Loan Parties shall not, and shall not permit any other Subsidiary to, create or otherwise cause or suffer to exist or become effective any consensual encumbrance or restriction of any kind (other than pursuant to any Loan Document or the Revolver Credit Agreement as in effect on the date hereof) on the ability of any Loan Party to: (i) pay dividends or make any other distribution on any of such Loan Party's capital stock or other equity interests owned by the Borrower; (ii) pay any Indebtedness owed to the Borrower; (iii) make loans or advances to the Borrower; or (iv) transfer any of its property or assets to the Borrower.

Section 10.7 Fundamental Changes.

The Loan Parties shall not, and shall not permit any of their respective Subsidiaries to: (i) enter into any transaction of merger or consolidation; (ii) liquidate, wind up or dissolve itself (or suffer any liquidation or dissolution); or (iii) convey, sell, lease, sublease, transfer (including by way of a Division) or otherwise dispose of, in one transaction or a series of transactions, all or substantially all of its business or assets (including, in any event, any Borrowing Base Property unless such Borrowing Base Property is released from the Loan Documents as permitted pursuant to Section 5.2) whether now owned or hereafter acquired; provided, however that (x) a Person (other than a Loan Party) may merge with and into any Loan Party so long as (i) such Loan Party is the survivor of such merger, (ii) immediately prior to such merger, and immediately thereafter and after giving effect thereto, no Default or Event of Default has occurred and is continuing or would result therefrom, and (iii) the Loan Parties shall have given the Administrative Agent at least 10 Business Days' prior written notice of such merger, such notice to include a certification as to the matters described in this proviso and (y) a Non-Loan Party Subsidiary may enter into transactions described in clauses (i), (ii) and (iii) above so long as, both before and after giving effect to such transaction, (A) no Default or Event of Default has occurred and is continuing, including under Sections 10.1 or 10.4 on a pro forma basis (and the Borrower will provide the Administrative Agent with a pro forma Compliance Certificate prior to the consummation thereof) and (B) such transaction could not reasonably be expected to result in a Material Adverse Effect. Each Subsidiary Guarantor shall at all times be a Wholly-Owned Subsidiary of the Borrower. The Parent Guarantor shall not issue any additional Preferred Equity Interests after the Effective Date without the prior written consent of the Requisite Lenders.

Section 10.8 Fiscal Year.

None of the Loan Parties shall change its fiscal year from that in effect as of the Effective Date.

Section 10.9 Modifications to Management Agreements, Material Contracts.

(a) No Loan Party shall enter into any management contracts or property management agreements or arrangements or agreements with agent or brokers (i) in connection with the Borrowing Base Properties other than an Approved Management Agreement and (ii) in connection with its other Real Estate Assets, such agreements that are substantially similar to the Approved Management Agreements.

(b) No Loan Party shall enter into any amendment or modification to (i) any Material Contract which could reasonably be expected to be adverse to the Lenders or otherwise to have a Material Adverse Effect, or (ii) any Approved Management Agreement in a manner that would materially increase the applicable Loan Party's monetary obligations, nor shall any Loan Party terminate or cancel an Approved Management Agreement without the prior written consent of the Administrative Agent (it being acknowledged that the Loan Parties elected not to renew the Holmwood Management Agreement prior to December 3, 2021).

Section 10.10 Modifications of Organizational Documents; Dividend Policy; Issuances of Series B Preferred and Series C Preferred.

No Loan Party shall amend, supplement, restate or otherwise modify its articles or certificate of incorporation, by-laws, operating agreement, declaration of trust, partnership agreement or other applicable organizational document in any material respect or in any respect that could reasonably be expected to be adverse to the Lenders or the Administrative Agent. Without limitation of the foregoing, from the Effective Date through the Maturity Date, no Loan Party shall amend, supplement or otherwise alter its Existing Dividend Policies in any manner that would have the effect of increasing the dividends, distributions or other payments paid or payable thereon. In addition, no Loan Party shall amend, supplement, restate or otherwise modify its articles or certificate of incorporation, by-laws, operating agreement, declaration of trust, partnership agreement or other applicable organizational document with respect to the Series B Preferred which would institute any mandatory redemption or current cash pay requirements or impose any financial or other debt-like covenants with respect to the Series B Preferred.

Section 10.11 Transactions with Affiliates.

No Loan Party shall permit to exist or enter into, any transaction (including the purchase, sale, lease or exchange of any property or the rendering of any service) with any Affiliate (other than a Loan Party), except (a) transactions that (i) are in the ordinary course of business and (ii) are at prices and on terms and conditions not less favorable to such Loan Party or such other Subsidiary than could be obtained on an arm's-length basis from unrelated third parties, (b) transactions among Loan Parties not involving any other Affiliate, (c) indemnification payments to directors and officers of the Parent Guarantor or the Borrower provided that such payments are covered by insurance (subject to a customary deductible), and (d) the transactions disclosed on Schedule 10.11.

Section 10.12 Plans.

Each Loan Party shall not, and shall not permit any of their respective Subsidiaries to, permit any of its respective assets to become or be deemed to be “plan assets” within the meaning of Section 3(42) ERISA, the Internal Revenue Code and the respective guidance promulgated thereunder. The Loan Parties shall not cause, and shall not permit any other member of the ERISA Group to cause, any ERISA Event that could reasonably be expected to result in liability in excess of \$1,000,000 individually or in the aggregate.

Section 10.13 Derivatives Contracts.

The Loan Parties shall not, and shall not permit any of their respective Subsidiaries to, enter into or become obligated in respect of, Derivatives Contracts other than Derivatives Contracts (i) entered into by the Loan Parties or any of their respective Subsidiaries in the ordinary course of business and which establish an effective hedge in respect of liabilities, commitments or assets held or reasonably anticipated by such Person and not for the purpose of speculation or taking a “market view” and (ii) that do not contain any provision exonerating the non-defaulting party from its obligation to make payments on outstanding transactions to the defaulting party.

Section 10.14 Foreign Assets Control; Anti-Corruption; Anti-Terrorism.

No Loan Party shall at any time be a Person with whom the Administrative Agent and the Lenders are restricted from doing business under the regulations of OFAC (including, Sanctioned Persons) or under any Sanctions, Anti-Terrorism Law or Anti-Corruption Law, or other governmental action and shall not engage in any dealings or transactions or otherwise be associated with such Persons.

ARTICLE XI. DEFAULT

Section 11.1 Events of Default.

Each of the following shall constitute an Event of Default, whatever the reason for such event and whether it shall be voluntary or involuntary or be affected by operation of Applicable Law or pursuant to any judgment or order of any Governmental Authority:

(a) **Default in Payment of Principal.** The Borrower shall fail to pay when due (whether upon demand, at maturity, by reason of acceleration or otherwise) the principal of any of the Loans.

(b) **Default in Payment of Interest and Other Payment Obligations.** The Borrower shall fail to pay within five (5) days after the due date thereof any interest on or fees applicable to any of the Loans or any of the other payment Obligations owing by the Borrower under this Agreement or any other Loan Document; or any other Loan Party shall fail to pay within five (5) days after the due date thereof any payment Obligation owing by such other Loan Party under any Loan Document to which it is a party.

(c) **Default in Performance.** (i) Any Loan Party shall fail to perform or observe any term, covenant, condition or agreement contained in Section 8.1 (solely with respect to legal existence), 8.2(b), 8.5, 8.7, 8.8, 8.11, 8.12 or 8.13 or in Article IX or in Article X; or (ii) any Loan Party shall fail to perform or observe any term, covenant, condition or agreement contained in this Agreement or any other Loan Document to which it is a party and not otherwise mentioned in this Section 11.1 and in the case of this clause (ii) only, such failure shall continue for a period of 30 days.

(d) **Misrepresentations.** Any written statement, certification, representation or warranty made or deemed made by or on behalf of the Borrower or any other Loan Party or their respective Subsidiaries under this Agreement or under any other Loan Document, or any amendment hereto or thereto, or in any financial statements (including in each case all related schedules and notes) or related certifications furnished pursuant hereto, or in any other writing or written statement at any time furnished or made or deemed made by or on behalf of any Loan Party or Subsidiary to the Administrative Agent or any Lender, shall at any time prove to have been incorrect or misleading, in light of the circumstances in which made or deemed made, in any material respect when furnished or made or deemed made.

(e) **Indebtedness Cross-Default; Derivatives Contracts.**

(i) With respect to any Non-Recourse Indebtedness of any Loan Party or any of its Subsidiaries having an individual or aggregate outstanding principal amount in excess of the greater of five million dollars (\$5,000,000), (A) any Loan Party or any of its Subsidiaries shall fail to pay when due and payable, within any applicable grace or cure period (not to exceed 30 days), the principal of, or interest on, such Non-Recourse Indebtedness, (B) the maturity of such Non-Recourse Indebtedness shall have been accelerated in accordance with the provisions of any indenture, contract or instrument evidencing, providing for the creation of or otherwise concerning such Non-Recourse Indebtedness, or (C) such Non-Recourse Indebtedness shall have been required to be prepaid, repurchased, defeased or redeemed prior to the stated maturity thereof;

(ii) (A) with respect to any Recourse Indebtedness of any Loan Party or any of its Subsidiaries (including, without limitation, any Derivatives Contract), (w) any Loan Party or any of its Subsidiaries shall fail to pay when due and payable, without regard to any applicable grace or cure period, the principal of, or interest on, such Recourse Indebtedness, (x) the maturity of such Recourse Indebtedness shall have been accelerated in accordance with the provisions of any indenture, contract or instrument evidencing, providing for the creation of or otherwise concerning such Recourse Indebtedness, (y) such Recourse Indebtedness shall have been required to be prepaid, repurchased, defeased or redeemed prior to the stated maturity thereof, or (z) any other event shall have occurred and be continuing which permits any holder or holders of such Recourse Indebtedness, any trustee or agent acting on behalf of such holder or holders or any other Person, to accelerate the maturity of any such Recourse Indebtedness or require any such Recourse Indebtedness to be prepaid, repurchased, defeased or redeemed prior to its stated maturity; or (B) any recourse claim is made against any Loan Party under any one or more so-called non-recourse carve out guarantees in an aggregate amount in excess of \$1,000,000;

(iii) there occurs an “Event of Default” under and as defined in any Derivatives Contract as to which any Loan Party or any of its Subsidiaries is a “Defaulting Party” (as defined therein); or there occurs an “Early Termination Date” (as defined therein) in respect of any Derivatives Contract as a result of a “Termination Event” (as defined therein) as to which any Loan Party or any of its Subsidiaries is an “Affected Party” (as defined therein) and the Derivatives Termination Value for which such Loan Party or Subsidiary is responsible under such terminated Derivatives Contract exceeds \$1,000,000; or

(iv) there occurs an “Event of Default” under (and as defined in) the Revolver Credit Agreement.

(f) **Voluntary Bankruptcy Proceeding.** Any Loan Party, any of its respective general partners or managers, or any of its respective Subsidiaries, shall: (i) commence a voluntary case under the Bankruptcy Code of 1978, as amended, or other federal bankruptcy laws (as now or hereafter in effect); (ii) file a petition seeking to take advantage of any other Applicable Laws, domestic or foreign, relating to bankruptcy, insolvency, reorganization, winding-up, or composition or adjustment of debts; (iii) consent to, or fail to contest in a timely and appropriate manner, any petition filed against it in an involuntary case under such bankruptcy laws or other Applicable Laws or consent to any proceeding or action described in the immediately following subsection; (iv) apply for or consent to, or fail to contest in a timely and appropriate manner, the appointment of, or the taking of possession by, a receiver, custodian, trustee, or liquidator of itself or of a substantial part of its property, domestic or foreign; (v) admit in writing its inability to pay its debts as they become due; (vi) make a general assignment for the benefit of creditors; (vii) make a conveyance fraudulent as to creditors under any Applicable Law; or (viii) take any corporate or partnership action for the purpose of effecting any of the foregoing.

(g) **Involuntary Bankruptcy Proceeding.** A case or other proceeding shall be commenced against any Loan Party, any of its respective general partners or any of its Subsidiaries in any court of competent jurisdiction seeking: (i) relief under the Bankruptcy Code of 1978, as amended, or other federal bankruptcy laws (as now or hereafter in effect) or under any other Applicable Laws, domestic or foreign, relating to bankruptcy, insolvency, reorganization, winding-up, or composition or adjustment of debts; or (ii) the appointment of a trustee, receiver, custodian, liquidator or the like of such Person, or of all or any substantial part of the assets, domestic or foreign, of such Person, and such case or proceeding shall continue undismissed or unstayed for a period of 60 consecutive calendar days, or an order granting the remedy or other relief requested in such case or proceeding against such Person (including, but not limited to, an order for relief under such Bankruptcy Code or such other federal bankruptcy laws) shall be entered.

(h) **Litigation; Enforceability.** Any Loan Party shall disavow, revoke or terminate (or attempt to terminate) any Loan Document to which it is a party or shall otherwise challenge or contest in any action, suit or proceeding in any court or before any Governmental Authority the validity or enforceability of this Agreement or any other Loan Document, or this Agreement or any other Loan Document shall cease to be in full force and effect (except as a result of the express terms thereof).

(i) **Judgment; Order.** (x) A final judgment or order for the payment of money or for an injunction shall be entered against any Loan Party or any of its Subsidiaries by any court or other tribunal and (i) such judgment or order shall continue for a period of 30 days without being paid, stayed or dismissed through appellate proceedings prosecuted by such Loan Party or such Subsidiary in good faith and (ii) either (A) the amount of such judgment or order for which insurance has not been acknowledged in writing by the applicable insurance carrier (or the amount as to which the insurer has denied liability) exceeds, individually or together with all other such outstanding judgments or orders entered against the Loan Parties and their respective Subsidiaries, \$1,000,000 per occurrence or in any calendar year, or (B) in the case of an injunction or other non-monetary judgment, such injunction or judgment could reasonably be expected to have a Material Adverse Effect; (y) an order or judgment for the dissolution of the Parent Guarantor shall be entered by any court or other tribunal, whether or not final; or (z) a final judgment or order for the payment of money shall be entered against any prior or current directors or officers of any Loan Party or any of its Subsidiaries by any court or other tribunal for which such Loan Party or Subsidiary has indemnification obligations therefor in excess of \$1,000,000 that are not fully covered by insurance, as acknowledged in writing by the applicable insurance carrier.

(j) **Attachment.** A warrant, writ of attachment, execution or similar process shall be issued against any property of any Loan Party or any of its Subsidiaries which exceeds, individually or together with all other such warrants, writs, executions and processes, \$1,000,000, and such warrant, writ, execution or process shall not be discharged, vacated, stayed or bonded for a period of 30 days; provided, however, that if a bond has been issued in favor of the claimant or other Person obtaining such warrant, writ, execution or process, the issuer of such bond shall execute a waiver or subordination agreement in form and substance satisfactory to the Administrative Agent pursuant to which the issuer of such bond subordinates its right of reimbursement, contribution or subrogation to the Obligations and waives or subordinates any Lien it may have on the assets of any Loan Party.

(k) **ERISA.**

(i) Any ERISA Event shall have occurred that results or could reasonably be expected to result in liability to any member of the ERISA Group aggregating in excess of \$1,000,000; or

(ii) The “unfunded benefit liabilities” of all Plans exceeds in the aggregate \$1,000,000, as determined pursuant to the customary accounting standards utilized by the accountant for the Plans.

(l) **Change of Control; Change of Management.**

(i) The Parent Guarantor shall cease to be the sole general partner of the Borrower or shall cease to have the sole and exclusive power to Control the Borrower and, indirectly, each Subsidiary Guarantor (including, without limitation, the power to cause the sale or other transfer, financing or refinancing, or encumbrance of assets (including Equity Interests and Real Estate Assets) owned directly, or indirectly through one or more Subsidiaries, of the Borrower);

(ii) Any “person” or “group” (as such terms are used in Sections 13(d) and 14(d) of the Securities Exchange Act of 1934, as amended (the “Exchange Act”)), other than the Schedule 7.2 Party Control Person (provided that, in the event of the death, disability or incapacity of the Schedule 7.2 Party Control Person, the Borrower shall have one hundred twenty (120) days to provide for a replacement Schedule 7.2 Party Control Person who is reasonably satisfactory to the Administrative Agent), or any other Person Controlled solely and exclusively by the Schedule 7.2 Party Control Person (including the Schedule 7.2 Party for so long as such Control exists) (collectively, the “**Schedule 7.2 Party Control Group**”), is or becomes the “beneficial owner” (as defined in Rules 13d-3 and 13d-5 under the Exchange Act, except that a “person” or “group” will be deemed to have “beneficial ownership” of all securities that such “person” or “group” has the right to acquire, whether such right is exercisable immediately or only after the passage of time), directly or indirectly, of (x) more than 25% of the total voting power of the then outstanding voting stock of the Parent Guarantor or (y) a sufficient number of Equity Interests of all (or any) classes of stock, partnership units or membership interests of the then outstanding shares, partnership units or membership interests of the Parent Guarantor or the Borrower that empowers such “person” or “group” to either (A) elect a majority of the members of the board of directors of the Parent Guarantor or (B) otherwise Control the voting or management of the Parent Guarantor, Holmwood, or any Loan Party; or any of the foregoing is accomplished by contract or agreement;

(iii) (A) the Borrower shall fail to own one hundred percent (100%) of the Equity Interests of, and to Control, each Subsidiary Guarantor; (B) the Parent Guarantor and Holmwood shall fail to collectively own the greater of (x) at least as great a percentage of the Equity Interests of the Borrower collectively held by them on the Effective Date (other than as a result of the issuance of common equity interests in the Borrower in connection with (I) the making of payments permitted under Section 10.2(g) or (II) the acquisition of Real Estate Assets to the sellers of such properties) and (y) sixty percent (60%) of the Equity Interests of the Borrower; (C) the Parent Guarantor shall fail to own one hundred percent (100%) of the Equity Interests of, and to Control, Holmwood; or (D) the Schedule 7.2 Party Control Group shall cease to have the ability to elect (or to direct the election of) a majority of the board of directors of the Parent Guarantor;

(iv) Steven A. Hale II shall for any reason cease to retain the title of Chief Executive Officer of the Parent Guarantor and to perform the functions typically performed under such office or shall cease for any reason to be actively and primarily involved in strategic planning and decision-making for the Loan Parties; provided that if he shall, due to death, disability or incapacity, cease to be active in the management of the Loan Parties, the Borrower shall have one hundred twenty (120) days to retain a replacement executive of comparable experience who is reasonably satisfactory to the Administrative Agent; or

(v) any external manager of the Parent Guarantor, the Borrower or any of their respective Subsidiaries, or any other Person other than the Borrower or the Parent Guarantor, shall have the right or power to cause the sale or other transfer, financing or refinancing, or encumbrance, in whole or in part, of assets owned directly by the Borrower or any Subsidiary Guarantor.

(m) **Collateral Documents.** Any Collateral Document shall for any reason fail to create a valid and perfected first priority security interest in any portion of the Collateral purported to be covered thereby (unless solely as a result of the Administrative Agent's failure to take any action necessary to be taken solely by it for any applicable Lien), except as expressly permitted by the terms of any Loan Document.

Section 11.2 Remedies Upon Event of Default.

Upon the occurrence of an Event of Default the following provisions shall apply:

(a) **Acceleration; Termination of Facilities.**

(i) **Automatic.** Upon the occurrence of an Event of Default specified in Section 11.1(f) or 11.1(g), (A)(i) the principal of, and all accrued interest on, the Loans and the Notes at the time outstanding, and (ii) all of the other Obligations (other than obligations in respect of Derivatives Contracts), including, but not limited to, the other amounts owed to the Lenders and the Administrative Agent under this Agreement, the Notes or any of the other Loan Documents shall become immediately and automatically due and payable without presentment, demand, protest, or other notice of any kind, all of which are expressly waived by the Borrower and (B) all of the Commitments and the obligation of the Lenders to make Loans, shall all immediately and automatically terminate.

(ii) **Optional.** If any other Event of Default shall exist, the Administrative Agent may, and at the direction of the Requisite Lenders shall: (A) declare (1) the principal of, and accrued interest on, the Loans and the Notes at the time outstanding, and (2) all of the other Obligations (other than obligations in respect of Derivatives Contracts), including, but not limited to, the other amounts owed to the Lenders and the Administrative Agent under this Agreement, the Notes or any of the other Loan Documents, to be forthwith due and payable, whereupon the same shall immediately become due and payable without presentment, demand, protest or other notice of any kind, all of which are expressly waived by the Borrower and (B) terminate the Commitments, and the obligation of the Lenders to make Loans hereunder. Moreover, notwithstanding anything contained in this Agreement to the contrary, so long as any Default or Event of Default exists, Lenders shall have no obligation to make any Loans to the Borrower hereunder.

For the avoidance of doubt, for all purposes of this Agreement and the other Loan Documents, upon the occurrence of any Event of Default, such Event of Default shall continue to exist (and shall be deemed existing) unless and until such Event of Default is expressly waived by the requisite Lenders (in accordance with Section 13.6) in writing or until a cure of such Event of Default is accepted by the requisite Lenders (in accordance with Section 13.6) in writing, in each case in the sole discretion of the Lenders.

(b) **Loan Documents.** The Requisite Lenders may direct the Administrative Agent to, and the Administrative Agent if so directed shall, exercise any and all of its rights under any and all of the other Loan Documents, including the Collateral Documents. Without limitation of the foregoing or the provisions of [Section 5.4](#), during the continuance of an Event of Default, upon the request of the Administrative Agent or the Requisite Lenders, the Borrower and the applicable Subsidiary Guarantor(s) shall promptly provide the Administrative Agent with a Mortgage on the Borrowing Base Properties owned by it, together with each of the items listed on [Exhibit Q](#) unless otherwise permitted by the Administrative Agent, each of which shall be in form and substance satisfactory to the Administrative Agent and, for any Eligible Property as to which such requirements are not satisfied within thirty (30) days (or such longer period as agreed by the Administrative Agent), such Eligible Property shall cease to be a Borrowing Base Property at the election of the Requisite Lenders.

(c) **Applicable Law.** The Requisite Lenders may direct the Administrative Agent to, and the Administrative Agent if so directed shall, exercise all other rights and remedies it may have under any Applicable Law.

(d) **Appointment of Receiver.** To the extent permitted by Applicable Law, the Administrative Agent and the Lenders shall be entitled to the appointment of a receiver for the assets and properties of each Loan Party and its Subsidiaries, without notice of any kind whatsoever and without regard to the adequacy of any security for the Obligations or the solvency of any party bound for its payment, to take possession of all or any portion of the business operations of each Loan Party and its Subsidiaries and to exercise such power as the court shall confer upon such receiver.

(e) **Specified Derivatives Contract Remedies.** Notwithstanding any other provision of this Agreement or other Loan Document, no Specified Derivatives Provider shall be prohibited by the Loan Documents from, with prompt notice to the Administrative Agent, but without the approval or consent of or other action by the Administrative Agent or the Lenders, and without limitation of other remedies available to such Specified Derivatives Provider under contract or Applicable Law, undertaking any of the following: (i) declaring an event of default, termination event or other similar event under any Specified Derivatives Contract and to create an "Early Termination Date" (as defined therein) in respect thereof, (ii) determining net termination amounts in respect of any and all Specified Derivatives Contracts in accordance with the terms thereof, and to set off amounts among such contracts, and (iii) prosecuting any legal action against any Loan Party to enforce or collect net amounts owing to such Specified Derivatives Provider by any such Person pursuant to any Specified Derivatives Contract.

Section 11.3 Marshaling; Payments Set Aside.

None of the Administrative Agent, any Lender or any Specified Derivatives Provider shall be under any obligation to marshal any assets in favor of any Loan Party or any other party or against or in payment of any or all of the Obligations or the Specified Derivatives Obligations. To the extent that any Loan Party makes a payment or payments to the Administrative Agent, any Lender or any Specified Derivatives Provider, or the Administrative Agent, any Lender or any Specified Derivatives Provider enforces any Lien or exercises any of its rights of setoff, and such payment or payments or the proceeds of such enforcement or setoff or any part thereof are subsequently invalidated, declared to be fraudulent or preferential, set aside or required to be repaid to a trustee, receiver or any other party under any bankruptcy law or other Applicable Law, then to the extent of such recovery, the Obligations or Specified Derivatives Obligations, or part thereof originally intended to be satisfied, and all Liens, rights and remedies therefor, shall be revived and continued in full force and effect as if such payment had not been made or such enforcement or setoff had not occurred.

Section 11.4 Allocation of Proceeds.

If an Event of Default shall exist and maturity of any of the Obligations has been accelerated, or if an Event of Default specified in Section 11.1(a) and/or (b) shall exist, any amounts received on account of the Obligations or the Specified Derivatives Obligations shall be applied in the following order and priority:

(a) that portion of the Obligations constituting fees, indemnities, expenses and other amounts (including fees, charges and disbursements of counsel to the Administrative Agent) payable to the Administrative Agent (in its capacity as administrative agent);

(b) that portion of the Obligations constituting fees, indemnities, expenses and other amounts (other than principal and interest) payable to the Lenders;

(c) payments of interest on the Loans, pro rata in the amount then due each Lender;

(d) payments of principal of the Loans, and all Specified Derivatives Obligations then owing, pro rata in the amount then due each Lender and Specified Derivatives Provider;

(e) payment of all other Obligations and other amounts due and owing by the Loan Parties under any of the Loan Documents, if any, to be applied for the ratable benefit of the Lenders; and

(f) any amount remaining after application as provided above, shall be paid to the Borrower or whomever else may be legally entitled thereto.

In no event shall the Administrative Agent apply any amounts so received, or any proceeds of Collateral, to the payment of Specified Derivatives Obligations if and to the extent that, with respect to the Loan Party making such payment, or owning such Collateral, such Specified Derivatives Obligations constitute Excluded Swap Obligations.

Notwithstanding the foregoing, Specified Derivatives Obligations shall be excluded from the application described above if the Administrative Agent has not received written notice thereof, together with such supporting documentation as the Administrative Agent may request, from the applicable Specified Derivatives Provider. Each Specified Derivatives Provider not a party to this Agreement that has given the notice contemplated by the preceding sentence shall, by such notice, be deemed to have acknowledged and accepted the appointment of the Administrative Agent pursuant to the terms of Article XII hereof for itself and its Affiliates as if a "Lender" party hereto.

Section 11.5 Collateral Accounts.

(a) The Administrative Agent shall exercise reasonable care in the custody and preservation of any funds held in the Collateral Accounts and shall be deemed to have exercised such care if such funds are accorded treatment substantially equivalent to that which the Administrative Agent accords other funds deposited with the Administrative Agent, it being understood that the Administrative Agent shall not have any responsibility for taking any necessary steps to preserve rights against any parties with respect to any funds held in the Collateral Accounts.

(b) If an Event of Default exists, the Requisite Lenders may, in their discretion, at any time and from time to time, instruct the Administrative Agent to liquidate any such investments and reinvestments and apply proceeds thereof to the Obligations in accordance with Section 11.4.

(c) The Borrower shall pay to the Administrative Agent from time to time such fees as the Administrative Agent normally charges for similar services in connection with the Administrative Agent's administration of the Collateral Accounts and investments and reinvestments of funds therein.

Section 11.6 Performance by Administrative Agent.

If any Loan Party shall fail to perform any covenant, duty or agreement contained in any of the Loan Documents, the Administrative Agent may, after notice to the Borrower, perform or attempt to perform such covenant, duty or agreement on behalf of such Loan Party after the expiration of any cure or grace periods set forth herein. In such event, the Borrower shall, at the request of the Administrative Agent, promptly pay any amount reasonably expended by the Administrative Agent in such performance or attempted performance to the Administrative Agent, together with interest thereon at the applicable Post-Default Rate from the date of such expenditure until paid. Notwithstanding the foregoing, neither the Administrative Agent nor any Lender shall have any liability or responsibility whatsoever for the performance of any obligation of the Borrower under this Agreement or any other Loan Document.

Section 11.7 Rights Cumulative.

The rights and remedies of the Administrative Agent and the Lenders under this Agreement, each of the other Loan Documents shall be cumulative and not exclusive of any rights or remedies which any of them may otherwise have under Applicable Law. In exercising their respective rights and remedies the Administrative Agent and the Lenders may be selective and no failure or delay by the Administrative Agent or any of the Lenders in exercising any right shall operate as a waiver of it, nor shall any single or partial exercise of any power or right preclude its other or further exercise or the exercise of any other power or right.

ARTICLE XII.
THE ADMINISTRATIVE AGENT

Section 12.1 Authorization and Action.

Each Lender hereby appoints and authorizes the Administrative Agent to take such action as contractual representative on such Lender's behalf and to exercise such powers under this Agreement and the other Loan Documents as are specifically delegated to the Administrative Agent by the terms hereof and thereof, together with such powers as are reasonably incidental thereto.

The Administrative Agent shall also act as "collateral agent" under the Loan Documents, and each of the Lenders hereby appoints and authorizes the Administrative Agent to act as the agent of such Lender for purposes of acquiring, holding and enforcing any and all Liens on Collateral granted by any of the Loan Parties to secure any of the Obligations, together with such powers and discretion as are reasonably incidental thereto. In this connection, the Administrative Agent, as "collateral agent" and any co-agents, sub-agents and attorneys-in-fact appointed by the Administrative Agent for purposes of holding or enforcing any Lien on the Collateral (or any portion thereof) granted under the Collateral Documents, or for exercising any rights and remedies thereunder at the direction of the Administrative Agent, shall be entitled to the benefits of all provisions of this Article XII and Article XIII (as though such co-agents, sub-agents and attorneys-in-fact were the "collateral agent" under the Loan Documents) as if set forth in full herein with respect thereto.

Not in limitation of the foregoing, each Lender authorizes and directs the Administrative Agent to enter into the Loan Documents for the benefit of the Lenders. Each Lender hereby agrees that, except as otherwise set forth herein, any action taken by the Requisite Lenders in accordance with the provisions of this Agreement or the Loan Documents, and the exercise by the Requisite Lenders of the powers set forth herein or therein, together with such other powers as are reasonably incidental thereto, shall be authorized and binding upon all of the Lenders. Nothing herein shall be construed to deem the Administrative Agent a trustee or fiduciary for any Lender or to impose on the Administrative Agent duties or obligations other than those expressly provided for herein. Without limiting the generality of the foregoing, the use of the terms "Administrative Agent", "agent" and similar terms in the Loan Documents with reference to the Administrative Agent is not intended to connote any fiduciary or other implied (or express) obligations arising under agency doctrine of any Applicable Law. Instead, use of such terms is merely a matter of market custom, and is intended to create or reflect only an administrative relationship between independent contracting parties. At the request of a Lender, the Administrative Agent will forward to such Lender copies or, where appropriate, originals of the documents delivered to the Administrative Agent pursuant to this Agreement or the other Loan Documents. The Administrative Agent will also furnish to any Lender, upon the request of such Lender, a copy of any certificate or notice furnished to the Administrative Agent by the Borrower, any other Loan Party or any other Affiliate thereof, pursuant to this Agreement or any other Loan Document not already delivered to such Lender pursuant to the terms of this Agreement or any such other Loan Document; it being acknowledged that the posting of any of the foregoing on SyndTrak or a successor electronic platform hereunder shall be deemed delivery by the Administrative Agent of such documents to the Lenders. As to any matters not expressly provided for by the Loan Documents (including, without limitation, enforcement or collection of any of the Obligations), the Administrative Agent shall not be required to exercise any discretion or take any action, but shall be required to act or to refrain from acting (and shall be fully protected in so acting or refraining from acting) upon the instructions of the Requisite Lenders (or all of the Lenders if explicitly required under any other provision of this Agreement), and such instructions shall be

binding upon all Lenders and all holders of any of the Obligations; provided, however, that, notwithstanding anything in this Agreement to the contrary, the Administrative Agent shall not be required to take any action which exposes the Administrative Agent to personal liability or which is contrary to this Agreement or any other Loan Document or Applicable Law. Not in limitation of the foregoing, the Administrative Agent may exercise any right or remedy it or the Lenders may have under any Loan Document upon the occurrence of a Default or an Event of Default unless the Requisite Lenders have directed the Administrative Agent otherwise. Without limiting the foregoing, no Lender shall have any right of action whatsoever against the Administrative Agent as a result of the Administrative Agent acting or refraining from acting under this Agreement or any of the other Loan Documents in accordance with the instructions of the Requisite Lenders, or where applicable, all the Lenders. For the avoidance of doubt, the posting of any of the foregoing on SyndTrak or a successor electronic platform hereunder shall be deemed delivery by the Administrative Agent of such documents to the Lenders.

Section 12.2 Administrative Agent's Reliance, Etc.

Notwithstanding any other provisions of this Agreement or any other Loan Documents, neither the Administrative Agent nor any of its directors, officers, agents, employees or counsel shall be liable for any action taken or omitted to be taken by it or them under or in connection with this Agreement or any other Loan Document, except for its or their own gross negligence or willful misconduct as determined by a court of competent jurisdiction in a final, non-appealable judgment. Without limiting the generality of the foregoing, the Administrative Agent: (a) may treat the payee of any Note as the holder thereof until the Administrative Agent receives written notice of the assignment or transfer thereof signed by such payee and in form satisfactory to the Administrative Agent; (b) may consult with legal counsel (including its own counsel or counsel for any Loan Party), independent public accountants and other experts selected by it and shall not be liable for any action taken or omitted to be taken in good faith by it in accordance with the advice of such counsel, accountants or experts; (c) makes no warranty or representation to any Lender or any other Person and shall not be responsible to any Lender or any other Person for any statements, warranties or representations made by any Person in or in connection with this Agreement or any other Loan Document; (d) shall not have any duty to ascertain or to inquire as to the performance or observance of any of the terms, covenants or conditions of any of this Agreement or any other Loan Document or the satisfaction of any conditions precedent under this Agreement or any Loan Document on the part of the Borrower or other Persons (except for the delivery to it of any certificate or document specifically required to be delivered to it pursuant to Section 6.1) or inspect the property, books or records of the Borrower or any other Person; (e) shall not be responsible to any Lender for the due execution, legality, validity, enforceability, genuineness, sufficiency or value of this Agreement or any other Loan Document, any other instrument or document furnished pursuant thereto or any collateral covered thereby or the perfection or priority of any Lien in favor of the Administrative Agent on behalf of the Lenders in any such collateral; and (f) shall incur no liability under or in respect of this Agreement or any other Loan Document by acting upon any notice, consent, certificate or other instrument or writing (which may be by telephone, telecopy, or electronic mail) believed by it to be genuine and signed, sent or given by the proper party or parties. The Administrative Agent may execute any of its duties under the Loan Documents by or through agents, employees or attorneys-in-fact. Unless set forth in writing to the contrary, the making of its initial Loan by a Lender shall constitute a certification by such Lender to the Administrative Agent and the other Lenders that the Borrower and other Loan Parties have satisfied the conditions precedent for initial Loans set forth in Sections 6.1 and 6.2 that have not previously been waived by the Requisite Lenders.

Section 12.3 Notice of Defaults.

The Administrative Agent shall not be deemed to have knowledge or notice of the occurrence of a Default or Event of Default unless the Administrative Agent has received notice from a Lender or a Loan Party referring to this Agreement, describing with reasonable specificity such Default or Event of Default and stating that such notice is a "notice of default." If any Lender (excluding the Lender which is also serving as the Administrative Agent) becomes aware of any Default or Event of Default, it shall promptly send to the Administrative Agent such a "notice of default." Further, if the Administrative Agent receives such a "notice of default", the Administrative Agent shall give prompt notice thereof to the Lenders.

Section 12.4 Administrative Agent as Lender.

The Lender acting as Administrative Agent shall have the same rights and powers under this Agreement and any other Loan Document as any other Lender and may exercise the same as though it were not the Administrative Agent; and the term "Lender" or "Lenders" shall, unless otherwise expressly indicated, include the Lender then acting as Administrative Agent in each case in its individual capacity. Such Lender and its Affiliates may each accept deposits from, maintain deposits or credit balances for, invest in, lend money to, act as trustee under indentures of, serve as financial advisor to, and generally engage in any kind of business with, any Loan Party or any other Affiliate thereof as if it were any other bank and without any duty to account therefor to the Lenders. Further, such Lender and any Affiliate may accept fees and other consideration from the Borrower for services in connection with this Agreement, any Specified Derivatives Contract or otherwise without having to account for the same to the Lenders. The Lenders acknowledge that, pursuant to such activities, the Lender acting as Administrative Agent or its Affiliates may receive information regarding the Loan Parties, other Subsidiaries of the Loan Parties and other Affiliates thereof (including information that may be subject to confidentiality obligations in favor of such Person) and acknowledge that the Administrative Agent shall be under no obligation to provide such information to them.

Section 12.5 [Reserved].**Section 12.6 Lender Credit Decision, Etc.**

Each Lender expressly acknowledges and agrees that neither the Administrative Agent nor any of its officers, directors, employees, agents, counsel, attorneys-in-fact or other Affiliates has made any representations or warranties as to the financial condition, operations, creditworthiness, solvency or other information concerning the business or affairs of the Borrower, any other Loan Party, any Subsidiary or any other Person to such Lender and that no act by the Administrative Agent hereafter taken, including any review of the affairs of the Borrower, any other Loan Party or any other Subsidiary, shall be deemed to constitute any such representation or warranty by the Administrative Agent to any Lender. Each Lender acknowledges that it has made its own credit and legal analysis and decision to enter into this Agreement and the transactions contemplated hereby, independently and without reliance upon the Administrative Agent, any other Lender or

counsel to the Administrative Agent, or any of their respective officers, directors, employees and agents, and based on the financial statements of the Borrower, the Subsidiaries or any other Affiliate thereof, and inquiries of such Persons, its independent due diligence of the business and affairs of the Borrower, the other Loan Parties, the Subsidiaries and other Persons, its review of the Loan Documents, the advice of its own counsel and such other documents and information as it has deemed appropriate. Each Lender also acknowledges that it will, independently and without reliance upon the Administrative Agent, any other Lender or counsel to the Administrative Agent or any of their respective officers, directors, employees and agents, and based on such review, advice, documents and information as it shall deem appropriate at the time, continue to make its own decisions in taking or not taking action under the Loan Documents. The Administrative Agent shall not be required to keep itself informed as to the performance or observance by the Borrower or any other Loan Party of the Loan Documents or any other document referred to or provided for therein or to inspect the properties or books of, or make any other investigation of, the Borrower, any other Loan Party or any other Person. Except for notices, reports and other documents and information expressly required to be furnished to the Lenders by the Administrative Agent under this Agreement or any of the other Loan Documents, the Administrative Agent shall have no duty or responsibility to provide any Lender with any credit or other information concerning the business, operations, property, financial and other condition or creditworthiness of the Borrower, any other Loan Party or any other Affiliate thereof which may come into possession of the Administrative Agent, or any of its officers, directors, employees, agents, attorneys-in-fact or other Affiliates. Each Lender acknowledges that the Administrative Agent's legal counsel in connection with the transactions contemplated by this Agreement is only acting as counsel to the Administrative Agent and is not acting as counsel to such Lender.

Section 12.7 Indemnification of Administrative Agent.

Each Lender agrees to indemnify the Administrative Agent (to the extent not reimbursed by the Borrower and without limiting the obligation of the Borrower to do so) pro rata in accordance with such Lender's respective Commitment Percentage, from and against any and all liabilities, obligations, losses, damages, penalties, actions, judgments, suits, reasonable out-of-pocket costs and expenses, or disbursements of any kind or nature whatsoever which may at any time be imposed on, incurred by, or asserted against the Administrative Agent (in its capacity as Administrative Agent but not as a Lender) in any way relating to or arising out of the Loan Documents, any transaction contemplated hereby or thereby or any action taken or omitted by the Administrative Agent under the Loan Documents (collectively, "**Indemnifiable Amounts**"); provided, however, that no Lender shall be liable for any portion of such Indemnifiable Amounts to the extent resulting from the Administrative Agent's gross negligence or willful misconduct as determined by a court of competent jurisdiction in a final, non-appealable judgment or if the Administrative Agent fails to follow the written direction of the Requisite Lenders (or all of the Lenders if expressly required hereunder) unless such failure results from the Administrative Agent following the advice of counsel to the Administrative Agent of which advice the Lenders have received notice. Without limiting the generality of the foregoing but subject to the preceding proviso, each Lender agrees to reimburse the Administrative Agent (to the extent not reimbursed by the Borrower and without limiting the obligation of the Borrower to do so), promptly upon demand for its ratable share of any expenses (including outside counsel fees of the counsel(s) of the Administrative Agent's own choosing) incurred by the Administrative Agent in connection with the preparation, negotiation, execution, administration, or enforcement of, or legal advice

with respect to the rights or responsibilities of the parties under, the Loan Documents, any suit or action brought by the Administrative Agent to enforce the terms of the Loan Documents and/or collect any Obligations, any "lender liability" suit or claim brought against the Administrative Agent and/or the Lenders, and any claim or suit brought against the Administrative Agent, and/or the Lenders arising under any Environmental Laws. Such out-of-pocket expenses (including outside counsel fees) shall be advanced by the Lenders on the request of the Administrative Agent notwithstanding any claim or assertion that the Administrative Agent is not entitled to indemnification hereunder upon receipt of an undertaking by the Administrative Agent that the Administrative Agent will reimburse the Lenders if it is actually and finally determined by a court of competent jurisdiction that the Administrative Agent is not so entitled to indemnification. The agreements in this Section shall survive the payment of the Loans and all other amounts payable hereunder or under the other Loan Documents and the termination of this Agreement. If the Borrower shall reimburse the Administrative Agent for any Indemnifiable Amount following payment by any Lender to the Administrative Agent in respect of such Indemnifiable Amount pursuant to this Section, the Administrative Agent shall share such reimbursement on a ratable basis with each Lender making any such payment.

Section 12.8 Successor Administrative Agent.

The Administrative Agent may resign as Administrative Agent under the Loan Documents at any time by giving 30 days' prior written notice thereof to the Lenders and the Borrower. Upon any such resignation, the Requisite Lenders shall have the right to appoint a successor Administrative Agent which appointment shall, provided no Default or Event of Default exists, be subject to the Borrower's approval, which approval shall not be unreasonably withheld or delayed (except that the Borrower shall, in all events, be deemed to have approved each Lender and any of its Affiliates as a successor Administrative Agent). If no successor Administrative Agent shall have been so appointed in accordance with the immediately preceding sentence, and shall have accepted such appointment, within thirty (30) days after the resigning Administrative Agent's giving of notice of resignation (the "**Resignation Effective Date**"), then the resigning Administrative Agent may (but shall not be obligated to), on behalf of the Lenders, appoint a successor Administrative Agent, which shall be a Lender, if any Lender shall be willing to serve, and otherwise shall be an Eligible Assignee. Whether or not a successor has been appointed, such resignation shall become effective in accordance with such notice on the Resignation Effective Date. Upon the acceptance of any appointment as Administrative Agent hereunder by a successor Administrative Agent, such successor Administrative Agent shall thereupon succeed to and become vested with all the rights, powers, privileges and duties of the retiring Administrative Agent (other than any rights to indemnity payments owed to the retiring Administrative Agent), and the retiring Administrative Agent shall be discharged from all of its duties and obligations under the Loan Documents. After any Administrative Agent's resignation hereunder as Administrative Agent, the provisions of this Article XII and Sections 13.2 and 13.9 shall continue in effect for the benefit of such retiring Administrative Agent, its sub-agents and their respective related Indemnified Parties in respect of any actions taken or omitted to be taken by any of them while the retiring Administrative Agent was Administrative Agent under the Loan Documents. Notwithstanding anything contained herein to the contrary, the Administrative Agent may assign its rights and duties under the Loan Documents to any of its Affiliates by giving the Borrower and each Lender prior written notice.

Section 12.9 [Reserved].

Section 12.10 Collateral Matters.

Each of the Lenders irrevocably authorizes the Administrative Agent, at its option and in its discretion, to take any of the following actions:

(a) without the necessity of any notice to or further consent from any Lender, from time to time prior to an Event of Default, to take any action with respect to any Collateral or Loan Documents which may be necessary to perfect and maintain perfected the Liens upon the Collateral granted pursuant to any of the Loan Documents;

(b) to release any Lien on any property granted to or held by the Administrative Agent under any Loan Document (i) upon termination of the Commitments and payment in full of all Obligations (other than contingent indemnification obligations), (ii) as permitted by the terms of this Agreement, including with respect to any such release of a Lien on the Real Estate Assets of, or the Equity Interests in, the Borrower or a Subsidiary Guarantor, or (iii) if approved, authorized or ratified in writing in accordance with Section 13.6; and

(c) to subordinate any Lien on any property granted to or held by the Administrative Agent under any Loan Document to the holder of any Lien on such property, to the extent such holder is permitted by Section 10.3 to have a more senior Lien.

(d) The Administrative Agent may make, and shall be reimbursed by the Lenders to the extent not reimbursed by the Borrower for, protective advances during any one calendar year with respect to each Borrowing Base Property up to the sum of (i) amounts expended to pay real estate taxes, assessments and governmental charges or levies imposed upon such Borrowing Base Property; (ii) amounts expended to pay insurance premiums for policies of insurance related to such Borrowing Base Property; and (iii) \$1,000,000.00. Protective advances in excess of said sum during any calendar year for any Borrowing Base Property shall require the consent of the Requisite Lenders. The Borrower agrees to pay on demand all such protective advances.

Upon request by the Administrative Agent at any time, the Requisite Lenders will confirm in writing the Administrative Agent's authority to release or subordinate its interest in particular types or items of property pursuant to this Section 12.10. In each case as specified in this Section 12.10, the Administrative Agent will, at the Borrower's expense, execute and deliver to the applicable Loan Party such documents as such Loan Party may reasonably request to evidence the release of such item of Collateral from the assignment and security interest granted under the Collateral Documents or to subordinate its interest in such item, in each case in accordance with the terms of the Loan Documents and this Section 12.10. The provisions of this Section 12.10 are subject to the limitations on the authority to release or replace Collateral set forth in Section 5.2 or any Mortgage.

Section 12.11 Rights of Specified Derivatives Providers.

No Specified Derivatives Provider that obtains the benefits of Section 11.4, the Guaranty or any Collateral by virtue of the provisions hereof or of the Guaranty or any Collateral Document shall have any right to notice of any action or to consent to, direct or object to any action hereunder or under any other Loan Document or otherwise in respect of the Collateral (including the release or impairment of any Collateral) other than in its capacity as a Lender and, in such case, only to the extent expressly provided in the Loan Documents. Notwithstanding any other provision of this Article XII to the contrary, the Administrative Agent shall not be required to verify the payment of, or that other satisfactory arrangements have been made with respect to, Specified Derivatives Obligations unless the Administrative Agent has received written notice of such Specified Derivatives Obligations, together with such supporting documentation as the Administrative Agent may request, from the applicable Specified Derivatives Provider. The Administrative Agent shall not be required to verify the payment of, or that other satisfactory arrangements have been made with respect to, Specified Derivatives Obligations as a condition to releasing Liens pursuant to Section 12.10(b).

Section 12.12 Representations and Warranties of the Lenders with Respect to Certain ERISA Matters.

(a) Each Lender (x) represents and warrants, as of the date such Person became a Lender party hereto, to, and (y) covenants, from the date such Person became a Lender party hereto to the date such Person ceases being a Lender party hereto, for the benefit of, the Administrative Agent and its Affiliates, and not, for the avoidance of doubt, to or for the benefit of any Loan Party, that at least one of the following is and will be true:

(i) such Lender is not using “plan assets” (within the meaning of Section 3(42) of ERISA or otherwise) of one or more Benefit Plans with respect to such Lender’s entrance into, participation in, administration of and performance of the Loans or the Commitments,

(ii) the transaction exemption set forth in one or more PTEs, such as PTE84-14 (a class exemption for certain transactions determined by independent qualified professional asset managers), PTE 95-60 (a class exemption for certain transactions involving insurance company general accounts), PTE 90-1 (a class exemption for certain transactions involving insurance company pooled separate accounts), PTE91-38 (a class exemption for certain transactions involving bank collective investment funds) or PTE 96-23 (a class exemption for certain transactions determined by in-house asset managers), is applicable with respect to such Lender’s entrance into, participation in, administration of and performance of the Loans, the Commitments and this Agreement,

(iii) (A) such Lender is an investment fund managed by a “Qualified Professional Asset Manager” (within the meaning of Part VI of PTE 84-14), (B) such Qualified Professional Asset Manager made the investment decision on behalf of such Lender to enter into, participate in, administer and perform the Loans, the Commitments and this Agreement, (C) the entrance into, participation in, administration of and performance of the Loans, the Commitments and this Agreement satisfies the requirements of sub-sections (b) through (g) of Part I of PTE 84-14 and (D) to the best knowledge of such Lender, the requirements of subsection (a) of Part I of PTE 84-14 are satisfied with respect to such Lender’s entrance into, participation in, administration of and performance of the Loans, the Commitments and this Agreement; or

(iv) such other representation, warranty and covenant as may be agreed in writing between the Administrative Agent, in its sole discretion, and such Lender.

(b) In addition, unless either (1) sub-clause (i) in the immediately preceding clause (a) is true with respect to a Lender or (2) a Lender has provided another representation, warranty and covenant in accordance with sub-clause (iv) in the immediately preceding clause (a), such Lender further (x) represents and warrants, as of the date such Person became a Lender party hereto, to, and (y) covenants, from the date such Person became a Lender party hereto to the date such Person ceases being a Lender party hereto, for the benefit of, the Administrative Agent and its respective Affiliates, and not, for the avoidance of doubt, to or for the benefit of the Borrower or any other Loan Party, that none of the Administrative Agent and its Affiliates is a fiduciary with respect to the assets of such Lender involved in such Lender's entrance into, participation in, administration of and performance of the Loans, the Commitments and this Agreement (including in connection with the reservation or exercise of any rights by the Administrative Agent under this Agreement, any Loan Document or any documents related hereto or thereto).

Section 12.13 Erroneous Payments by Administrative Agent to Lenders.

(a) If the Administrative Agent notifies a Lender or Secured Party (as such term is defined in the Guaranty; herein, the "**Secured Parties**"), or any Person who has received funds on behalf of a Lender or Secured Party (any such Lender, Secured Party or other recipient, a "**Payment Recipient**") that the Administrative Agent has determined in its sole discretion (whether or not after receipt of any notice under immediately succeeding clause (b)) that any funds received by such Payment Recipient from the Administrative Agent or any of its Affiliates were erroneously transmitted to, or otherwise erroneously or mistakenly received by, such Payment Recipient (whether or not known to such Lender, Secured Party or other Payment Recipient on its behalf) (any such funds, whether received as a payment, prepayment or repayment of principal, interest, fees, distribution or otherwise, individually and collectively, an "**Erroneous Payment**") and demands the return of such Erroneous Payment (or a portion thereof), such Erroneous Payment shall at all times remain the property of the Administrative Agent and shall be segregated by the Payment Recipient and held in trust for the benefit of the Administrative Agent, and such Lender or Secured Party shall (or, with respect to any Payment Recipient who received such funds on its behalf, shall cause such Payment Recipient to) promptly, but in no event later than two Business Days thereafter, return to the Administrative Agent the amount of any such Erroneous Payment (or portion thereof) as to which such a demand was made, in same day funds (in the currency so received), together with interest thereon in respect of each day from and including the date such Erroneous Payment (or portion thereof) was received by such Payment Recipient to the date such amount is repaid to the Administrative Agent in same day funds at the greater of the Federal Funds Effective Rate and a rate determined by the Administrative Agent in accordance with banking industry rules on interbank compensation from time to time in effect. A notice of the Administrative Agent to any Payment Recipient under this clause (a) shall be conclusive, absent manifest error.

(b) Without limiting immediately preceding clause (a), each Lender or Secured Party, or any Person who has received funds on behalf of a Lender or Secured Party, hereby further agrees that if it receives a payment, prepayment or repayment (whether received as a payment, prepayment or repayment of principal, interest, fees, distribution or otherwise) from the Administrative Agent (or any of its Affiliates) (x) that is in a different amount than, or on a different date from, that specified in a notice of payment, prepayment or repayment sent by the Administrative Agent (or any of its Affiliates) with respect to such payment, prepayment or repayment, (y) that was not preceded or accompanied by a notice of payment, prepayment or repayment sent by the Administrative Agent (or any of its Affiliates), or (z) that such Lender or Secured Party, or other such recipient, otherwise becomes aware was transmitted, or received, in error or by mistake (in whole or in part) in each case:

(i) (A) in the case of immediately preceding clauses (x) or (y), an error shall be presumed to have been made (absent written confirmation from the Administrative Agent to the contrary) or (B) an error has been made (in the case of immediately preceding clause (z)), in each case, with respect to such payment, prepayment or repayment; and

(ii) such Lender or Secured Party shall (and shall cause any other recipient that receives funds on its respective behalf to) promptly (and, in all events, within one Business Day of its knowledge of such error) notify the Administrative Agent of its receipt of such payment, prepayment or repayment, the details thereof (in reasonable detail) and that it is so notifying the Administrative Agent pursuant to this Section 12.13(b).

(c) Each Lender or Secured Party hereby authorizes the Administrative Agent to set off, net and apply any and all amounts at any time owing to such Lender or Secured Party under any Loan Document, or otherwise payable or distributable by the Administrative Agent to such Lender or Secured Party from any source, against any amount due to the Administrative Agent under immediately preceding clause (a) or under the indemnification provisions of this Agreement.

(d) In the event that an Erroneous Payment (or portion thereof) is not recovered by the Administrative Agent for any reason, after demand therefor by the Administrative Agent in accordance with immediately preceding clause (a), from any Lender that has received such Erroneous Payment (or portion thereof) (and/or from any Payment Recipient who received such Erroneous Payment (or portion thereof) on its respective behalf) (such unrecovered amount, an “**Erroneous Payment Return Deficiency**”), upon the Administrative Agent’s notice to such Lender at any time, (i) such Lender shall be deemed to have assigned its Loans (but not its Commitments) of the relevant Type with respect to which such Erroneous Payment was made (the “**Erroneous Payment Impacted Class**”) in an amount equal to the Erroneous Payment Return Deficiency (or such lesser amount as the Administrative Agent may specify) (such assignment of the Loans (but not Commitments) of the Erroneous Payment Impacted Class, the “**Erroneous Payment Deficiency Assignment**”) at par plus any accrued and unpaid interest (with the assignment fee to be waived by the Administrative Agent in such instance), and is hereby (together with the Borrower) deemed to execute and deliver an Assignment and Acceptance Agreement (or, to the extent applicable, an agreement incorporating an Assignment and Acceptance Agreement

by reference pursuant to an approved electronic platform as to which the Administrative Agent and such parties are participants) with respect to such Erroneous Payment Deficiency Assignment, and such Lender shall deliver any Notes evidencing such Loans to the Borrower or the Administrative Agent, (ii) the Administrative Agent as the assignee Lender shall be deemed to acquire the Erroneous Payment Deficiency Assignment, (iii) upon such deemed acquisition, the Administrative Agent as the assignee Lender shall become a Lender hereunder with respect to such Erroneous Payment Deficiency Assignment and the assigning Lender shall cease to be a Lender hereunder with respect to such Erroneous Payment Deficiency Assignment, excluding, for the avoidance of doubt, its obligations under the indemnification provisions of this Agreement and its applicable Commitments which shall survive as to such assigning Lender and (iv) the Administrative Agent may reflect in the Register its ownership interest in the Loans subject to the Erroneous Payment Deficiency Assignment. The Administrative Agent may, in its discretion, sell any Loans acquired pursuant to an Erroneous Payment Deficiency Assignment and upon receipt of the proceeds of such sale, the Erroneous Payment Return Deficiency owing by the applicable Lender shall be reduced by the net proceeds of the sale of such Loan (or portion thereof), and the Administrative Agent shall retain all other rights, remedies and claims against such Lender (and/or against any recipient that receives funds on its respective behalf). For the avoidance of doubt, no Erroneous Payment Deficiency Assignment will reduce the Commitments of any Lender and such Commitments shall remain available in accordance with the terms of this Agreement. In addition, each party hereto agrees that, except to the extent that the Administrative Agent has sold a Loan (or portion thereof) acquired pursuant to an Erroneous Payment Deficiency Assignment, and irrespective of whether the Administrative Agent may be equitably subrogated, the Administrative Agent shall be contractually subrogated to all the rights and interests of the applicable Lender or Secured Party under the Loan Documents with respect to each Erroneous Payment Return Deficiency (the "**Erroneous Payment Subrogation Rights**").

(e) The parties hereto agree that an Erroneous Payment shall not pay, prepay, repay, discharge or otherwise satisfy any Obligations owed by the Borrower or any other Loan Party, except, in each case, to the extent such Erroneous Payment is, and solely with respect to the amount of such Erroneous Payment that is, comprised of funds received by the Administrative Agent from the Borrower or any other Loan Party for the purpose of making such Erroneous Payment.

(f) To the extent permitted by applicable law, no Payment Recipient shall assert any right or claim to an Erroneous Payment, and hereby waives, and is deemed to waive, any claim, counterclaim, defense or right of set-off or recoupment with respect to any demand, claim or counterclaim by the Administrative Agent for the return of any Erroneous Payment received, including without limitation waiver of any defense based on "discharge for value" or any similar doctrine.

(g) Each party's obligations, agreements and waivers under this Section 12.13 shall survive the resignation or replacement of the Administrative Agent, any transfer of rights or obligations by, or the replacement of a Lender, the termination of the Commitments and/or the repayment, satisfaction or discharge of all Obligations (or any portion thereof) under any Loan Document.

If to the Administrative Agent under Article II:
KeyBank National Association
4910 Tiedeman Road
Mailcode: OH-01-51-0311
Brooklyn, OH 44144
Attn: Karla Mileti
Telephone: (216) 813-7192
Email: karla_mileti@keybank.com

If to a Lender: To such Lender's address or telecopy number,
as applicable, set forth in its Administrative
Questionnaire;

or, as to each party at such other address as shall be designated by such party in a written notice to the other parties delivered in compliance with this Section; provided, a Lender shall only be required to give notice of any such other address to the Administrative Agent and the Borrower. All such notices and other communications shall be effective (i) if mailed by certified mail return receipt requested, when received; (ii) if by electronic mail, when received; or (iii) if hand delivered or sent by overnight courier, when delivered with proof of delivery, and as to the Loan Parties, shall be effective upon receipt or delivery of such communication to any one of the notice parties (but not a copy party) listed above. Neither the Administrative Agent nor any Lender shall incur any liability to any Loan Party (nor shall the Administrative Agent incur any liability to the Lenders) for acting upon any telephonic notice referred to in this Agreement which the Administrative Agent or such Lender, as the case may be, believes in good faith to have been given by a Person authorized to deliver such notice. Failure of a Person designated to get a copy of a notice to receive such copy shall not affect the validity of notice properly given to any other Person.

Section 13.2 Expenses.

The Borrower agrees (a) to pay or reimburse the Administrative Agent (but not the Lenders) for all of its reasonable costs and expenses incurred in connection with this Agreement and the other Loan Documents, the Loans and other Obligations, the Borrowing Base Properties, and the transactions contemplated under any Loan Document, including, without limitation, in connection with the preparation, negotiation and execution of the Loan Documents and any amendment, supplement or modification to any Loan Document from time to time (including all reasonable due diligence expenses and travel expenses relating thereto, subject to the limitations set forth in this Agreement), and the consummation of the transactions contemplated hereby and thereby, and including the reasonable fees and disbursements of outside counsel to the Administrative Agent and costs and expenses in connection with the use of IntraLinks, Inc., SyndTrak or other similar information transmission systems in connection with the Loan Documents, (b) in connection with the addition of any Borrowing Base Property or any Mortgage and other collateral security documents, to be responsible on a joint and several basis for any reasonable fees, costs or expenses payable to or incurred by the Administrative Agent (but not the Lenders) in connection with the addition of such Borrowing Base Property and Mortgage and other Collateral Documents (including the reasonable fees, charges and disbursements of outside

counsel to the Administrative Agent), any required mortgage recording, intangibles or transfer taxes, any title insurance premiums, and any recording charges or other amounts payable in connection with the recording of such Mortgages and Collateral Documents, (c) to pay or reimburse the Administrative Agent and the Lenders for all their costs and expenses incurred in connection with the enforcement or preservation of any rights under the Loan Documents, including the reasonable fees and disbursements of their respective outside counsel and any payments in indemnification or otherwise payable by the Lenders to the Administrative Agent pursuant to the Loan Documents, (d) to pay, and indemnify and hold harmless the Administrative Agent from, any and all recording and filing fees, and to pay, and indemnify and hold harmless the Administrative Agent and the Lenders from any and all liabilities with respect to, or resulting from any failure to pay or delay in paying any Other Taxes which may be payable or determined to be payable in connection with the execution and delivery of any of the Loan Documents, or consummation of any amendment, supplement or modification of, or any waiver or consent under or in respect of, any Loan Document and (e) to the extent not already covered by any of the preceding subsections, to pay the fees and disbursements of outside counsel to the Administrative Agent and any Lender incurred in connection with the representation of the Administrative Agent or such Lender in any matter relating to or arising out of any bankruptcy or other proceeding of the type described in Section 11.1(f) or 11.1(g), including, without limitation (i) any motion for relief from any stay or similar order, (ii) the negotiation, preparation, execution and delivery of any document relating to the Obligations and (iii) the negotiation and preparation of any debtor-in-possession financing or any plan of reorganization of the Borrower or any other Loan Party, whether proposed by the Borrower, such other Loan Party, the Lenders or any other Person, and whether such fees and expenses are incurred prior to, during or after the commencement of such proceeding or the confirmation or conclusion of any such proceeding. If the Borrower shall fail to pay any amounts required to be paid by it pursuant to this Section on demand therefor, the Administrative Agent and/or the Lenders may pay such amounts on behalf of the Borrower and either deem the same to be Loans outstanding hereunder or otherwise Obligations owing hereunder.

Section 13.3 Setoff.

Subject to Section 3.3 and in addition to any rights now or hereafter granted under Applicable Law and not by way of limitation of any such rights, the Borrower hereby authorizes the Administrative Agent, each Lender, and each Participant, and each of their respective Affiliates, at any time while an Event of Default exists, without prior notice to the Borrower or to any other Person, any such notice being hereby expressly waived, but in the case of a Lender, Participant, or any Affiliate of any such Person, subject to receipt of the prior written consent of the Administrative Agent exercised in its sole discretion, to set off and to appropriate and to apply any and all deposits (general or special, including, but not limited to, indebtedness evidenced by certificates of deposit, whether matured or unmatured) and any other indebtedness at any time held or owing by the Administrative Agent, such Lender, such Participant or any such Affiliate of any of them, to or for the credit or the account of the Borrower against and on account of any of the Obligations, irrespective of whether or not any or all of the Loans and all other Obligations have been declared to be, or have otherwise become, due and payable as permitted by Section 11.2, and although such Obligations shall be contingent or unmatured.

Section 13.4 Litigation; Jurisdiction; Other Matters; Waivers.

(a) EACH PARTY HERETO ACKNOWLEDGES THAT ANY DISPUTE OR CONTROVERSY BETWEEN OR AMONG THE BORROWER, ANY OTHER LOAN PARTY, THE ADMINISTRATIVE AGENT OR ANY OF THE LENDERS WOULD BE BASED ON DIFFICULT AND COMPLEX ISSUES OF LAW AND FACT AND WOULD RESULT IN DELAY AND EXPENSE TO THE PARTIES. ACCORDINGLY, TO THE EXTENT PERMITTED BY APPLICABLE LAW, EACH OF THE LENDERS, THE ADMINISTRATIVE AGENT AND THE BORROWER AND OTHER LOAN PARTY HEREBY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING OF ANY KIND OR NATURE IN ANY COURT OR TRIBUNAL IN WHICH AN ACTION MAY BE COMMENCED BY OR AGAINST ANY PARTY HERETO ARISING OUT OF THIS AGREEMENT, THE NOTES, OR ANY OTHER LOAN DOCUMENT OR BY REASON OF ANY OTHER SUIT, CAUSE OF ACTION OR DISPUTE WHATSOEVER BETWEEN OR AMONG THE BORROWER, ANY OTHER LOAN PARTY, THE ADMINISTRATIVE AGENT OR ANY OF THE LENDERS OF ANY KIND OR NATURE RELATING TO ANY OF THE LOAN DOCUMENTS.

(b) THE BORROWER, EACH OTHER LOAN PARTY, THE ADMINISTRATIVE AGENT AND EACH LENDER HEREBY AGREES THAT ANY FEDERAL DISTRICT COURT AND ANY STATE COURT LOCATED IN NEW YORK, NEW YORK, SHALL HAVE JURISDICTION TO HEAR AND DETERMINE ANY CLAIMS OR DISPUTES BETWEEN OR AMONG THE BORROWER, ANY OTHER LOAN PARTY, THE ADMINISTRATIVE AGENT, THE OR ANY OF THE LENDERS, PERTAINING DIRECTLY OR INDIRECTLY TO THIS AGREEMENT, THE LOANS, THE NOTES OR ANY OTHER LOAN DOCUMENT OR TO ANY MATTER ARISING HEREFROM OR THEREFROM PURSUANT TO SECTION 5-1402 OF THE NEW YORK GENERAL OBLIGATIONS LAW. THE BORROWER, EACH OTHER LOAN PARTY, THE ADMINISTRATIVE AGENT, AND EACH OF THE LENDERS EACH EXPRESSLY SUBMITS AND CONSENTS IN ADVANCE TO SUCH JURISDICTION IN ANY ACTION OR PROCEEDING COMMENCED IN SUCH COURTS WITH RESPECT TO SUCH CLAIMS OR DISPUTES. EACH SUCH PERSON FURTHER WAIVES ANY OBJECTION THAT IT MAY NOW OR HEREAFTER HAVE TO THE VENUE OF ANY SUCH ACTION OR PROCEEDING IN ANY SUCH COURT OR THAT SUCH ACTION OR PROCEEDING WAS BROUGHT IN AN INCONVENIENT FORUM, AND EACH AGREES NOT TO PLEAD OR CLAIM THE SAME. THE CHOICE OF FORUM SET FORTH IN THIS SECTION SHALL NOT BE DEEMED TO PRECLUDE THE BRINGING OF ANY ACTION BY ANY PARTY OR THE ENFORCEMENT BY ANY PARTY OF ANY JUDGMENT OBTAINED IN SUCH FORUM IN ANY OTHER APPROPRIATE JURISDICTION.

(c) THE PROVISIONS OF THIS SECTION HAVE BEEN CONSIDERED BY EACH PARTY WITH THE ADVICE OF COUNSEL AND WITH A FULL UNDERSTANDING OF THE LEGAL CONSEQUENCES THEREOF, AND SHALL SURVIVE THE PAYMENT OF THE LOANS AND ALL OTHER AMOUNTS PAYABLE HEREUNDER OR UNDER THE OTHER LOAN DOCUMENTS AND THE TERMINATION OF THIS AGREEMENT.

Section 13.5 Successors and Assigns.

(a) Successors and Assigns Generally. The provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns permitted hereby, except that no Loan Party may assign or otherwise transfer any of its rights or obligations hereunder without the prior written consent of the Administrative Agent and each Lender, and no Lender may assign or otherwise transfer any of its rights or obligations hereunder except (i) to an assignee in accordance with the provisions of subsection (b) below, (ii) by way of participation in accordance with the provisions of subsection (d) below or (iii) by way of pledge or assignment of a security interest subject to the restrictions of subsection (f) below (and any other attempted assignment or transfer by any party hereto shall be null and void). Nothing in this Agreement, expressed or implied, shall be construed to confer upon any Person (other than the parties hereto, their respective successors and assigns permitted hereby, Participants to the extent provided in subsection (d) below and, to the extent expressly contemplated hereby, the Affiliates and the partners, directors, officers, employees, agents and advisors of the Administrative Agent and the Lenders and of their respective Affiliates) any legal or equitable right, remedy or claim under or by reason of this Agreement.

(b) Assignments by Lenders. Any Lender may at any time assign to one or more assignees all or a portion of its rights and obligations under this Agreement (including all or a portion of its Commitments and the Loans at the time owing to it); provided that any such assignment shall be subject to the following conditions:

(i) Minimum Amounts.

(A) in the case of an assignment of the entire remaining amount of the assigning Lender's Commitment and/or the Loans at the time owing to it, or contemporaneous assignments to related Approved Funds that equal at least the amount specified in subsection (b)(i)(B) below in the aggregate, or in the case of an assignment to a Lender, an Affiliate of a Lender or an Approved Fund, no minimum amount need be assigned; and

(B) in any case not described in subsection (b)(i)(A) above, the aggregate amount of the Commitment (which for this purpose includes Loans outstanding thereunder) or, if the applicable Commitment is not then in effect, the outstanding principal balance of the Loans of the assigning Lender subject to each such assignment (determined as of the date the Assignment and Acceptance Agreement with respect to such assignment is delivered to the Administrative Agent or, if "Trade Date" is specified in the Assignment and Acceptance Agreement, as of the Trade Date) shall not be less than \$5,000,000 in the case of any assignment in respect of the Bridge Loan Facility, unless each of the Administrative Agent and, so long as no Default or Event of Default shall exist, the Borrower otherwise consents (each such consent not to be unreasonably withheld or delayed).

(ii) Proportionate Amounts. Each partial assignment shall be made as an assignment of a proportionate part of all the assigning Lender's rights and obligations under this Agreement with respect to the Loan or Commitment assigned.

(iii) **Required Consents.** No consent shall be required for any assignment except to the extent required by subsection (b)(i)(B) above and, in addition:

(A) the consent of the Borrower (such consent not to be unreasonably withheld or delayed) shall be required unless (x) a Default or Event of Default shall exist at the time of such assignment or (y) such assignment is to a Lender, an Affiliate of a Lender or an Approved Fund; provided, that the Borrower shall be deemed to have consented to any such assignment if Borrower shall have failed to respond to an initial written request for consent from the Administrative Agent within ten (10) Business Days after having received notice thereof; and

(B) the consent of the Administrative Agent shall be required for any assignment in respect of the Bridge Loan Commitments or Bridge Loans.

(iv) **Assignment and Acceptance Agreements.** The parties to each assignment shall execute and deliver to the Administrative Agent an Assignment and Acceptance Agreement, together with a processing and recordation fee of \$3,500; provided, that the Administrative Agent may, in its sole discretion, elect to waive such processing and recordation fee in the case of any assignment. The assignee, if it is not a Lender, shall deliver to the Administrative Agent an Administrative Questionnaire.

(v) **No Assignment to Certain Persons.** No such assignment shall be made to (A) any Loan Party or its Affiliates or Subsidiaries, (B) any Defaulting Lender or any of its Subsidiaries, or (C) any EEA Financial Institution that is, or is reasonably expected to become, subject to a Bail-in Action, or any Person who, upon becoming a Lender hereunder, would constitute any of the foregoing persons described in the foregoing clauses (B) or (C).

(vi) **No Assignment to Natural Persons.** No such assignment shall be made to a natural person (or a holding company, investment vehicle or trust for, or operated for the primary benefit of a natural person).

(vii) **Certain Additional Payments.** In connection with any assignment of rights and obligations of any Defaulting Lender hereunder, no such assignment shall be effective unless and until, in addition to the other conditions thereto set forth herein, the parties to the assignment shall make such additional payments to the Administrative Agent in an aggregate amount sufficient, upon distribution thereof as appropriate (which may be outright payment, purchases by the assignee of participations or subparticipations, or other compensating actions, including funding, with the consent of the Borrower and the Administrative Agent, the applicable pro rata share of Loans previously requested but not funded by the Defaulting Lender, to each of which the applicable assignee and assignor hereby irrevocably consent), to (A) pay and satisfy in full all payment liabilities then owed

by such Defaulting Lender to the Administrative Agent, and each Lender hereunder (and interest accrued thereon), and (B) acquire (and fund as appropriate) its full pro rata share of all Loans. Notwithstanding the foregoing, in the event that any assignment of rights and obligations of any Defaulting Lender hereunder shall become effective under applicable law without compliance with the provisions of this paragraph, then the assignee of such interest shall be deemed to be a Defaulting Lender for all purposes of this Agreement until such compliance occurs.

Subject to acceptance and recording thereof by the Administrative Agent pursuant to subsection (c) below, from and after the effective date specified in each Assignment and Acceptance Agreement, the assignee thereunder shall be a party to this Agreement and, to the extent of the interest assigned by such Assignment and Acceptance Agreement, have the rights and obligations of a Lender under this Agreement, and the assigning Lender thereunder shall, to the extent of the interest assigned by such Assignment and Acceptance Agreement, be released from its obligations under this Agreement (and, in the case of an Assignment and Acceptance Agreement covering all of the assigning Lender's rights and obligations under this Agreement, such Lender shall cease to be a party hereto) but shall continue to be entitled to the benefits of Sections 4.4, 13.2 and 13.9 and the other provisions of this Agreement and the other Loan Documents as provided in Section 13.10 with respect to facts and circumstances occurring prior to the effective date of such assignment; provided, that except to the extent otherwise expressly agreed by the affected parties, no assignment by a Defaulting Lender will constitute a waiver or release of any claim of any party hereunder arising from that Lender's having been a Defaulting Lender. Any assignment or transfer by a Lender of rights or obligations under this Agreement that does not comply with this paragraph shall be treated for purposes of this Agreement as a sale by such Lender of a participation in such rights and obligations in accordance with subsection (d) below.

(c) **Register.** The Administrative Agent, acting solely for this purpose as an agent of the Borrower, shall maintain at the Principal Office a copy of each Assignment and Acceptance Agreement delivered to it and a register for the recordation of the names and addresses of the Lenders, and the Commitments of, and principal amounts (and stated interest) of the Loans owing to, each Lender pursuant to the terms hereof from time to time (the "**Register**"). The entries in the Register shall be conclusive absent manifest error, and the Borrower, the Administrative Agent and the Lenders shall treat each Person whose name is recorded in the Register pursuant to the terms hereof as a Lender hereunder for all purposes of this Agreement. The Register shall be available for inspection by the Borrower and any Lender, at any reasonable time and from time to time upon reasonable prior notice.

(d) **Participations.** Any Lender may at any time, without the consent of the Borrower or the Administrative Agent (but with notice to the Administrative Agent), sell participations to any Person (other than to a natural person or to a Loan Party or its Affiliates or Subsidiaries) (each, a "**Participant**") in all or a portion of such Lender's rights and/or obligations under this Agreement (including all or a portion of its Commitment and/or the Loans owing to it); provided that (i) such Lender's obligations under this Agreement shall remain unchanged, (ii) such Lender shall remain solely responsible to the other parties hereto for the performance of such obligations and (iii) the Loan Parties, the Administrative Agent and the Lenders shall continue to deal solely and directly with such Lender in connection with such Lender's rights and obligations under this Agreement.

Any agreement or instrument pursuant to which a Lender sells such a participation shall provide that such Lender shall retain the sole right to enforce this Agreement and to approve any amendment, modification or waiver of any provision of this Agreement; provided that such agreement or instrument may provide that such Lender will not, without the consent of the Participant, agree to (x) increase such Lender's Commitment, (y) extend the date fixed for the payment of principal on the Loans or portions thereof owing to such Lender or (z) reduce the rate at which interest is payable thereon. The Borrower agrees that each Participant shall be entitled to the benefits of Sections 3.12, 4.1, 4.4 (subject to the requirements and limitations therein, including the requirements under Section 3.12 (it being understood that the documentation required under Section 3.12 shall be delivered to the participating Lender)) to the same extent as if it were the Lender it purchased such participation from and had acquired its interest by assignment pursuant to subsection (b) above; provided, that such Participant (A) agrees to be subject to the provisions of Sections 4.5 and 4.7 as if it were an assignee under subsection (b) above; and (B) shall not be entitled to receive any greater payment under Section 3.12 or 4.1, with respect to any participation, than its participating Lender would have been entitled to receive, except to the extent the Borrower consented to the applicable participation. Each Lender that sells a participation agrees, at the Borrower's request and the expense of the Borrower, to use reasonable efforts to cooperate with the Borrower to effectuate the provisions of Section 4.5 with respect to any Participant. To the extent permitted by Applicable Law, each Participant also shall be entitled to the benefits of Section 13.3 as though it were a Lender, provided such Participant agrees to be subject to Section 3.3 as though it were a Lender. Each Lender that sells a participation shall, acting solely for this purpose as a non-fiduciary agent of the Borrower, maintain a register on which it enters the name and address of each Participant and the principal amounts (and stated interest) of each Participant's interest in the Loans or other obligations under the Loan Documents (the "**Participant Register**"); provided that no Lender shall have any obligation to disclose all or any portion of the Participant Register (including the identity of any Participant or any information relating to a Participant's interest in any commitments, loans, letters of credit or its other obligations under any Loan Document) to any Person other than the Administrative Agent except to the extent that such disclosure is necessary to establish that such commitment, loan, letter of credit or other obligation is in registered form under Section 5f.103-1(c) of the United States Treasury Regulations. The entries in the Participant Register shall be conclusive absent manifest error, and such Lender shall treat each Person whose name is recorded in the Participant Register as the owner of such participation for all purposes of this Agreement notwithstanding any notice to the contrary. For the avoidance of doubt, the Administrative Agent (in its capacity as Administrative Agent) shall have no responsibility for maintaining a Participant Register.

(e) **Certain Pledges.** Any Lender may at any time pledge or assign a security interest in all or any portion of its rights under this Agreement to secure obligations of such Lender, including any pledge or assignment to secure obligations to a Federal Reserve Bank; provided that no such pledge or assignment shall release such Lender from any of its obligations hereunder or substitute any such pledgee or assignee for such Lender as a party hereto.

Section 13.6 Amendments.

(a) Except as otherwise expressly provided in this Agreement, any consent or approval required or permitted by this Agreement or any other Loan Document (other than any fee letter) to be given by the Lenders may be given, and any term of this Agreement or of any other Loan Document may be amended, and the performance or observance by any Loan Party of any terms of this Agreement or such other Loan Document or the continuance of any Default or Event of Default may be waived (either generally or in a particular instance and either retroactively or prospectively) with, but only with, the written consent of the Requisite Lenders (or the Administrative Agent at the written direction of the Requisite Lenders) and, in the case of an amendment to any Loan Document, the written consent of each Loan Party that is a party thereto. Any term of any fee letter may be amended, and the performance or observance by the Borrower of any terms of any fee letter may be waived (either generally or in a particular instance and either retroactively or prospectively) with, but only with, the written consent of the parties thereto.

(b) Notwithstanding the foregoing, no amendment, waiver or consent shall do any of the following:

- (i) extend or increase the Commitments of any Lender, without the prior written consent of such Lender;
- (ii) reduce the principal of, or the rates of interest that will be charged on the outstanding principal amount of, any Loans or other Obligations, or any fees or other amounts payable under any Loan Document, without the prior written consent of each Lender adversely affected thereby; provided that only the consent of the Requisite Lenders shall be required to: (A) to amend the definition of “Post-Default Rate” or to waive any obligation of the Borrower to pay interest at the Post-Default Rate or any charge pursuant to Section 2.4(c) or (B) to amend any financial covenant hereunder (or any defined term used therein) even if the effect of such amendment would be to reduce the rate of interest on any Loan or other Obligation or to reduce any fee payable hereunder;
- (iii) modify the definition of the term “Maturity Date” or otherwise postpone any date fixed for any payment of any principal of, or interest on, any Loans or any other Obligations or any fee or other amount payable under any Loan Document (including the waiver of any Default or Event of Default as a result of the nonpayment of any such Obligations as and when due), , in each case without the prior written consent of each Lender adversely affected thereby;
- (iv) amend or otherwise modify the provisions of Section 3.2 or the definition of the term “Commitment Percentage”, without the prior written consent of each Lender adversely affected thereby;
- (v) modify the definition of the term “Requisite Lenders” or otherwise modify in any other manner the number or percentage of the Lenders required to make any determinations or waive any rights hereunder or to modify any provision hereof, including without limitation, any modification of this Section 13.6 if such modification would have such effect, without the prior written consent of each Lender adversely affected thereby;

(vi) release any Guarantor from its obligations under its Guaranty, without the prior written consent of each Lender, except, with respect to any Subsidiary Guarantor, pursuant to a transaction otherwise permitted hereunder;

(vii) release all or substantially all of the Collateral in any transaction or series of related transactions without the prior written consent of each Lender; or

(viii) amend or otherwise modify the provisions of Section 2.14, without the prior written consent of each Lender adversely affected thereby.

(c) No amendment, waiver or consent, unless in writing and signed by the Administrative Agent, in such capacity, in addition to the Lenders required hereinabove to take such action, shall affect the rights or duties of the Administrative Agent under this Agreement or any of the other Loan Documents. Any amendment, waiver or consent with respect to any Loan Document that (i) diminishes the rights of a Specified Derivatives Provider in a manner or to an extent dissimilar to that affecting the Lenders or (ii) increases the liabilities or obligations of a Specified Derivatives Provider shall, in addition to the Lenders required hereinabove to take such action, require the consent of the Lender that is (or having an Affiliate that is) such Specified Derivatives Provider.

(d) No waiver shall extend to or affect any obligation not expressly waived or impair any right consequent thereon and any amendment, waiver or consent shall be effective only in the specific instance and for the specific purpose set forth therein. No course of dealing or delay or omission on the part of the Administrative Agent or any Lender in exercising any right shall operate as a waiver thereof or otherwise be prejudicial thereto. Any Event of Default occurring hereunder shall continue to exist until such time as such Event of Default is waived in writing in accordance with the terms of this Section, notwithstanding any attempted cure or other action by the Borrower, any other Loan Party or any other Person subsequent to the occurrence of such Event of Default. Except as otherwise explicitly provided for herein or in any other Loan Document, no notice to or demand upon the Borrower shall entitle the Borrower to any other or further notice or demand in similar or other circumstances.

(e) Any Non-Consenting Lender shall be subject to the provisions of Section 4.5.

(f) Notwithstanding any provision herein to the contrary the Administrative Agent and the Borrower may amend, modify or supplement this Agreement or any other Loan Document to cure or correct administrative errors or omissions, any ambiguity, omission, defect or inconsistency or to effect administrative changes, and such amendment shall become effective without any further consent of any other party to such Loan Document so long as (i) such amendment, modification or supplement does not adversely affect the rights of any Lender or other holder of Obligations in any material respect and (ii) the Lenders shall have received at least five Business Days' prior written notice thereof and the Administrative Agent shall not have received, within five Business Days of the date of such notice to the Lenders, a written notice from the Requisite Lenders stating that the Requisite Lenders object to such amendment.

Section 13.7 Nonliability of Administrative Agent and Lenders.

The relationship between the Borrower, on the one hand, and the Lenders and the Administrative Agent, on the other hand, shall be solely that of borrower and lender. Neither the Administrative Agent nor any Lender shall have any fiduciary responsibilities to the Borrower or any other Loan Party and no provision in this Agreement or in any of the other Loan Documents, and no course of dealing between or among any of the parties hereto, shall be deemed to create any fiduciary duty owing by the Administrative Agent or any Lender to any Lender, the Borrower or any other Loan Party. Neither the Administrative Agent nor any Lender undertakes any responsibility to the Borrower to review or inform the Borrower of any matter in connection with any phase of the Borrower's business or operations. In connection with all aspects of each transaction contemplated hereby, the Borrower and each other Loan Party acknowledges and agrees, and acknowledges its Affiliates' understanding, that (a) the credit facilities provided for hereunder and any related arranging or other services in connection therewith (including in connection with any amendment, waiver or other modification hereof or of any other Loan Document) are an arm's-length commercial transaction between the Borrower, each other Loan Party and their respective Affiliates, on the one hand, and the Administrative Agent and the Lenders, on the other hand; (b) neither the Administrative Agent nor any Lender has assumed or will assume any advisory, agency or fiduciary responsibility in favor of the Borrower or any other Loan Party with respect to any of the transactions contemplated hereby or the process leading hereto (irrespective of whether the Administrative Agent, any Lender or any of their respective Affiliates has advised or is currently advising the Borrower, any other Loan Party or any of their respective Affiliates on other matters) and neither the Administrative Agent nor any Lender has any obligation to the Borrower, any other Loan Party or any of their respective Affiliates with respect to the transactions contemplated hereby except those obligations expressly set forth herein and in the other Loan Documents; and (c) the Administrative Agent, the Lenders and their respective Affiliates may be engaged in a broad range of transactions that involve interests that differ from those of the Borrower, the other Loan Parties and their respective Affiliates, and neither the Administrative Agent nor any Lender has any obligation to disclose any of such interests by virtue of any advisory, agency or fiduciary relationship.

Section 13.8 Confidentiality.

The Administrative Agent and each Lender agree that information about the Loan Parties not generally disclosed to the public which is furnished to the Administrative Agent or any Lender, pursuant to the provisions of this Agreement or any other Loan Document, and the respective properties thereof and their operations, affairs and financial condition, shall not be generally disclosed by it to the public and that such information is to be used only for the purposes of this Agreement and the other Loan Documents and shall not be divulged to any Person other than the Administrative Agent, the Lenders, and their respective agents who are actively and directly participating in the evaluation, administration or enforcement of the Loan Documents and other transactions between or among the Administrative Agent or such Lender, as applicable, and the Borrower, but in any event the Administrative Agent and the Lenders may make disclosure: (a) to any of their respective Affiliates and to any of their (and their Affiliates') respective directors, officers, agents, employees, advisors and counsel (provided such Persons shall be informed of the confidential nature of such information and be instructed to keep such information confidential); (b) as reasonably requested by (i) any potential or actual assignee, Participant or other transferee in connection with the contemplated transfer of any Commitment or participations therein as permitted hereunder or (ii) any actual or prospective party (or its Affiliates or their respective

directors, officers, agents, employees, advisors or counsel) to any swap, derivative or other transaction under which payments are to be made by reference to the Borrower and its obligations, this Agreement or payments hereunder (provided, in each case, that they shall agree to keep such information confidential in accordance with the terms of this Section); (c) as required or requested by any Governmental Authority or representative thereof or pursuant to legal process or in connection with any legal proceedings or as otherwise required by Applicable Law; provided, however, if the Administrative Agent or a Lender receives a summons or subpoena to disclose any such confidential information to any Person, the Administrative Agent or such Lender, as applicable, shall, if legally permitted, endeavor to notify the Borrower thereof as soon as possible after receipt of such request, summons or subpoena and the Borrower shall be afforded an opportunity to seek protective orders, or such other confidential treatment of such disclosed information, as the Borrower and the Administrative Agent or such Lender, as applicable, may deem reasonable; (d) to the Administrative Agent's or such Lender's independent auditors and other professional advisors (provided they shall be notified of the confidential nature of the information); (e) after the happening and during the continuance of an Event of Default, to any other Person deemed necessary or advisable by the Administrative Agent or any Lender in connection with the exercise by the Administrative Agent or the Lenders of rights hereunder or under any of the other Loan Documents; (f) upon Borrower's prior consent (which consent shall not be unreasonably withheld, conditioned or delayed), to any contractual counter-parties to any swap or similar hedging agreement or to any rating agency; and (g) to the extent such information (x) becomes publicly available other than as a result of a breach of this Section actually known to the Administrative Agent or such Lender to be such a breach or (y) becomes available to the Administrative Agent or any Lender on a nonconfidential basis from a source other than a Loan Party or any of their respective Affiliates. Notwithstanding the foregoing, the Administrative Agent and each Lender may disclose any such confidential information, without notice to the Borrower or any other Loan Party, to Governmental Authorities and other regulatory authorities (including any self-regulatory authority, such as the National Association of Insurance Commissioners) in connection with any regulatory examination of the Administrative Agent or such Lender or in accordance with the regulatory compliance policy of the Administrative Agent or such Lender. Any Person required to maintain the confidentiality of information as provided in this Section 13.8 shall be considered to have complied with its obligation to do so if such Person has exercised the same degree of care to maintain the confidentiality of such information as such Person would accord to its own confidential information.

Each of the Administrative Agent and the Lenders acknowledges that (a) the information referred to in the preceding paragraph may include material non-public information concerning a Loan Party or a Subsidiary, as the case may be, (b) it has developed compliance procedures regarding the use of material non-public information and (c) it will handle such material non-public information in accordance with Applicable Law, including United States Federal and state securities Applicable Laws.

Section 13.9 Indemnification.

(a) The Borrower shall and hereby agrees to indemnify, defend and hold harmless the Administrative Agent, each of the Lenders, any Affiliate of the Administrative Agent or any Lender, and their respective directors, officers, shareholders, partners, trustees, administrators, managers, agents, employees, advisors, representatives and counsel (each referred to herein as an “**Indemnified Party**”) from and against any and all of the following (collectively, the “**Indemnified Costs**”): losses, costs, claims, damages, penalties, liabilities, obligations, deficiencies, actions, judgments, suits, costs or reasonable expenses of every kind and nature (including, without limitation, amounts paid in settlement, court costs and the fees and disbursements of counsel incurred in connection with any litigation, investigation, claim or proceeding or any advice rendered in connection therewith, but excluding losses, costs, claims, damages, penalties, liabilities, obligations, deficiencies, actions, judgments, suits, costs or expenses in respect of which is specifically covered by Section 3.12 or 4.1 or expressly excluded from the coverage of such Section 3.12 or 4.1) incurred by an Indemnified Party in connection with, arising out of, or by reason of, any suit, cause of action, claim, arbitration, investigation or settlement, consent decree or other proceeding (the foregoing referred to herein as an “**Indemnity Proceeding**”) which is in any way related directly or indirectly to: (i) this Agreement or any other Loan Document or the transactions contemplated thereby; (ii) the making of any Loans hereunder; (iii) any actual or proposed use by the Borrower of the proceeds of the Loans; (iv) the Administrative Agent’s or any Lender’s entering into this Agreement; (v) the fact that the Administrative Agent and the Lenders have established the credit facility evidenced hereby in favor of the Borrower; (vi) the fact that the Administrative Agent and the Lenders are creditors of the Borrower and the other Loan Parties and have or are alleged to have information regarding the financial condition, strategic plans or business operations of the Borrower and the other Loan Parties; (vii) the fact that the Administrative Agent and the Lenders are material creditors of the Borrower and are alleged to influence directly or indirectly the business decisions or affairs of the Borrower or its financial condition; (viii) the exercise of any right or remedy the Administrative Agent or the Lenders may have under this Agreement or the other Loan Documents; (ix) any civil penalty or fine assessed by the OFAC or any other Governmental Authority against, and all reasonable costs and expenses (including counsel fees and disbursements) incurred in connection with defense thereof by, the Administrative Agent or any Lender as a result of conduct of the Borrower, any other Loan Party or any Subsidiary that violates a sanction enforced by the OFAC; or (x) any violation or non-compliance by the Borrower, any other Loan Party or any Subsidiary of any Applicable Law (including any Environmental Law) including, but not limited to, any Indemnity Proceeding commenced by the Internal Revenue Service or state taxing authority; provided, however, that the Borrower shall not be obligated to indemnify any Indemnified Party for (A) any acts or omissions of such Indemnified Party in connection with matters described in this subsection to the extent arising from the gross negligence or willful misconduct of such Indemnified Party, as determined by a court of competent jurisdiction in a final, non-appealable judgment, (B) Indemnified Costs to the extent resulting from a claim not involving an act or omission of any Loan Party and that is brought by an Indemnified Party against another Indemnified Party (other than against the Administrative Agent in its capacity as such), or (C) Indemnified Costs to the extent resulting from a claim brought by the Borrower or any other Loan Party against an Indemnified Party for breach in bad faith of such Indemnified Party’s obligations hereunder or under any other Loan Document, if the Borrower or such other Loan Party has obtained a final and non-appealable judgment in its favor on such claim as determined by a court of competent jurisdiction.

(b) The Borrower's indemnification obligations under this Section 13.9 shall apply to all Indemnity Proceedings arising out of, or related to, the foregoing whether or not an Indemnified Party is a named party in such Indemnity Proceeding. In this regard, this indemnification shall cover all Indemnified Costs of any Indemnified Party in connection with any deposition of any Indemnified Party or compliance with any subpoena (including any subpoena requesting the production of documents). This indemnification shall, among other things, apply to any Indemnity Proceeding commenced by other creditors of the Borrower or any Subsidiary, any shareholder of the Borrower or any Subsidiary (whether such shareholder(s) are prosecuting such Indemnity Proceeding in their individual capacity or derivatively on behalf of the Borrower), any account debtor of the Borrower or any Subsidiary or by any Governmental Authority. If indemnification is to be sought hereunder by an Indemnified Party, then such Indemnified Party shall notify the Borrower of the commencement of any Indemnity Proceeding; provided, however, that the failure to so notify the Borrower shall not relieve the Borrower from any liability that they may have to such Indemnified Party pursuant to this Section 13.9.

(c) This indemnification shall apply to any Indemnity Proceeding arising during the pendency of any bankruptcy proceeding filed by or against the Borrower and/or any Loan Party or other Subsidiary of a Loan Party.

(d) All fees and expenses of, and all amounts paid to third-persons by, an Indemnified Party shall be advanced by the Borrower at the request of such Indemnified Party notwithstanding any claim or assertion by the Borrower that such Indemnified Party is not entitled to indemnification hereunder, upon receipt of an undertaking by such Indemnified Party that such Indemnified Party will reimburse the Borrower if it is actually and finally determined by a court of competent jurisdiction that such Indemnified Party is not so entitled to indemnification hereunder.

(e) An Indemnified Party may conduct its own investigation and defense of, and may formulate its own strategy with respect to, any Indemnity Proceeding covered by this Section and, as provided above, all Indemnified Costs incurred by such Indemnified Party shall be reimbursed by the Borrower. No action taken by legal counsel chosen by an Indemnified Party in investigating or defending against any such Indemnity Proceeding shall vitiate or in any way impair the obligations and duties of the Borrower hereunder to indemnify and hold harmless each such Indemnified Party; provided, however, that if (i) the Borrower is required to indemnify an Indemnified Party pursuant hereto and (ii) the Borrower has provided evidence reasonably satisfactory to such Indemnified Party that the Borrower has the financial wherewithal to reimburse such Indemnified Party for any amount paid by such Indemnified Party with respect to such Indemnity Proceeding, such Indemnified Party shall not settle or compromise any such Indemnity Proceeding without the prior written consent of the Borrower (which consent shall not be unreasonably withheld or delayed). Notwithstanding the foregoing, an Indemnified Party may settle or compromise any such Indemnity Proceeding without the prior written consent of the Borrower where (x) no monetary relief is sought against such Indemnified Party in such Indemnity Proceeding or (y) there is an allegation of a violation of law by such Indemnified Party.

(f) If and to the extent that the obligations of the Borrower under this Section are unenforceable for any reason, the Borrower hereby agrees to make the maximum contribution to the payment and satisfaction of such obligations which is permissible under Applicable Law.

(g) The Borrower's obligations under this Section shall survive any termination of this Agreement and the other Loan Documents and the payment in full in cash of the Obligations, and are in addition to, and not in substitution of, any other of their obligations set forth in this Agreement or any other Loan Document to which it is a party.

(h) References in this Section to "Lender" or "Lenders" shall be deemed to include such Persons (and their Affiliates) in their capacity as Specified Derivatives Providers.

Section 13.10 Termination; Survival.

This Agreement shall terminate at such time as (a) all of the Commitments have been terminated, (b) none of the Lenders is obligated any longer under this Agreement to make any Loans and (c) all Obligations (other than obligations which survive as provided in the following sentence) have been paid in full in cash and otherwise satisfied in full. The indemnities to which the Administrative Agent and the Lenders are entitled under the provisions of Sections 3.12, 4.1, 4.4, 12.7, 13.2 and 13.9 and any other provision of this Agreement and the other Loan Documents which, by its terms, expressly survives termination of this Agreement or such other Loan Document, and the provisions of Section 13.4, shall continue in full force and effect and shall protect the Administrative Agent and the Lenders (i) notwithstanding any termination of this Agreement, or of the other Loan Documents, against events arising after such termination as well as before and (ii) at all times after any such party ceases to be a party to this Agreement with respect to all matters and events existing on or prior to the date such party ceased to be a party to this Agreement.

Section 13.11 Severability of Provisions.

Any provision of this Agreement which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective only to the extent of such prohibition or unenforceability without invalidating the remainder of such provision or the remaining provisions or affecting the validity or enforceability of such provision in any other jurisdiction.

Section 13.12 GOVERNING LAW.

THIS AGREEMENT SHALL BE GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH, THE LAWS OF THE STATE OF NEW YORK. UNLESS OTHERWISE SPECIFIED THEREIN, EACH OF THE OTHER LOAN DOCUMENTS SHALL BE GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH, THE LAWS OF THE STATE OF NEW YORK. TO THE FULLEST EXTENT PERMITTED BY LAW, THE LOAN PARTIES HEREBY UNCONDITIONALLY AND IRREVOCABLY WAIVE ANY CLAIM TO ASSERT THAT THE LAW OF ANY OTHER JURISDICTION GOVERNS THIS AGREEMENT.

Section 13.13 Counterparts.

This Agreement and any amendments, waivers, consents or supplements may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed and delivered shall be deemed an original, but all of which counterparts together shall constitute but one and the same instrument.

Section 13.14 Obligations with Respect to Loan Parties.

The obligations of the Loan Parties to direct or prohibit the taking of certain actions by the other Loan Parties as specified herein shall be absolute and not subject to any defense any Loan Party may have that it does not control any such other Loan Party.

Section 13.15 Limitation of Liability.

Neither the Administrative Agent nor any Lender, nor any Affiliate, officer, director, employee, attorney, or agent of the Administrative Agent or any Lender shall have any liability with respect to, and each Loan Party hereby waives, releases, and agrees not to sue any of them upon, any claim for any special, indirect, incidental, or consequential damages suffered or incurred by any Loan Party in connection with, arising out of, or in any way related to, this Agreement or any of the other Loan Documents, or any of the transactions contemplated by this Agreement or any of the other Loan Documents. Each Loan Party hereby waives, releases, and agrees not to sue the Administrative Agent or any Lender or any of the Administrative Agent's or any Lender's Affiliates, officers, directors, employees, attorneys, or agents for punitive damages in respect of any claim in connection with, arising out of, or in any way related to, this Agreement or any of the other Loan Documents, or any of the transactions contemplated by this Agreement or financed hereby or thereby. Neither the Administrative Agent, nor any Lender, nor any Affiliate, officer, director, employee, attorney, or agent of the Administrative Agent or any Lender shall have any liability with respect to, and each Loan Party hereby waives, releases, and agrees not to sue any of them upon, any damages arising from the use by unintended recipients of any information or other materials distributed by them through telecommunications, electronic or other information transmission systems in connection with this Agreement or the other Loan Documents or the transactions contemplated hereby and thereby.

Section 13.16 Entire Agreement.

This Agreement, the Notes, and the other Loan Documents referred to herein embody the final, entire agreement among the parties hereto and supersede any and all prior commitments, agreements, representations, and understandings, whether written or oral, relating to the subject matter hereof and thereof and may not be contradicted or varied by evidence of prior, contemporaneous, or subsequent oral agreements or discussions of the parties hereto. There are no oral agreements among the parties hereto.

Section 13.17 Construction.

Each Loan Party, each Lender and the Administrative Agent acknowledge that each of them has had the benefit of legal counsel of its own choice and has been afforded an opportunity to review this Agreement and the other Loan Documents with its legal counsel and that this Agreement and the other Loan Documents shall be construed as if jointly drafted by each Loan Party, each Lender and the Administrative Agent.

Section 13.18 Joint and Several Liability of the Loan Parties.

(a) Each of the Loan Parties, jointly and severally, hereby irrevocably and unconditionally accepts, not merely as a surety but also as a co-debtor, joint and several liability with the other the Loan Parties with respect to the payment and performance of all of the Obligations, it being the intention of the parties hereto that all of the Obligations shall be the joint and several obligations of each of the Loan Parties without preferences or distinction among them.

(b) If and to the extent that any of the Loan Parties shall fail to make any payment with respect to any of the Obligations as and when due or to perform any of the Obligations in accordance with the terms thereof, then in each such event the other Loan Parties will make such payment with respect to, or perform, such Obligation.

(c) The Obligations of each of the Loan Parties under the provisions of this Section 13.18 constitute full recourse obligations of each of such Loan Parties enforceable against each such Loan Party to the full extent of its properties and assets.

(d) Each of the Loan Parties, to the fullest extent permitted by Applicable Law, hereby waives notice of acceptance of its joint and several liability, notice of any Loans or other extensions of credit made under this Agreement, notice of any action at any time taken or omitted by the Administrative Agent or any Lender under or in respect of any of the Obligations, and, generally, to the extent permitted by Applicable Law, all demands, notices (other than those required pursuant to the terms of any Loan Document) and other formalities of every kind in connection with the Loan Documents. Each Loan Party, to the fullest extent permitted by Applicable Law, hereby waives all defenses which may be available by virtue of any valuation, stay, moratorium law or other similar law now or hereafter in effect, any right to require the marshaling of assets of the Loan Parties and any other entity or Person primarily or secondarily liable with respect to any of the Obligations and all suretyship defenses generally. Each of the Loan Parties, to the fullest extent permitted by Applicable Law, hereby assents to, and waives notice of, any extension or postponement of the time for the payment of any of the Obligations, the acceptance of any payment of any of the Obligations, the acceptance of any partial payment thereon, any waiver, consent or other action or acquiescence by the Administrative Agent or any Lender at any time or times in respect of any default by any of the Loan Parties in the performance or satisfaction of any term, covenant, condition or provision of any Loan Document, any and all other indulgences whatsoever by the Administrative Agent or any Lender in respect of any of the Obligations, and the taking, addition, substitution or release, in whole or in part, at any time or times, of any collateral security for any of the Obligations or the addition, substitution or release, in whole or in part, of any of the Loan Parties. Without limiting the generality of the foregoing, each of the Loan Parties assents to any other action or delay in acting or failure to act on the part of the Administrative Agent or any Lender with respect to the failure by any of the Loan Parties to comply with any of its respective Obligations, including any failure strictly or diligently to assert any right or to pursue any remedy or to comply fully with Applicable Laws thereunder, which might, but for the provisions of this Section 13.18, afford grounds for terminating, discharging or relieving any Loan Party, in whole or in part, from any of its Obligations under this Section 13.18, it being the intention of each of the Loan Parties that, so long as any of the Obligations hereunder remain unsatisfied, the Obligations of such the Loan Parties under this Section 13.18 shall not be discharged except by performance and then only to the extent of such performance. The Obligations of each of the Loan Parties under this Section 13.18 shall not be diminished or rendered unenforceable by any winding up, reorganization, arrangement, liquidation, re-construction or similar proceeding with respect to any of the Loan Parties or the Administrative Agent or any Lender. The joint and several liability of the Loan Parties hereunder shall continue in full force and effect notwithstanding any absorption, merger, amalgamation or any other change whatsoever in the name, membership, constitution or place of formation of any of the Loan Parties, the Administrative Agent or any Lender.

(e) To the extent any Loan Party makes a payment hereunder in excess of the aggregate amount of the benefit received by such Loan Party in respect of the extensions of credit under this Agreement (the "**Benefit Amount**"), then such Loan Party, after the irrevocable payment in full of all of the Obligations, shall be entitled to recover from each other Loan Party such excess payment, pro rata, in accordance with the ratio of the Benefit Amount received by each such other Loan Party to the total Benefit Amount received by all the Loan Parties, and the right to such recovery shall be deemed to be an asset and property of such Loan Party so funding; provided, that each of the Loan Parties hereby agrees that it will not enforce any of its rights of contribution or subrogation against the other the Loan Parties with respect to any liability incurred by it hereunder or under any of the other Loan Documents, any payments made by it to the Administrative Agent or any Lender with respect to any of the Obligations or any collateral security therefor until such time as all of the Obligations have been irrevocably paid in full. Any claim which any Loan Party may have against any other Loan Party with respect to any payments to the Administrative Agent or any Lender hereunder or under any other Loan Document are hereby expressly made subordinate and junior in right of payment, without limitation as to any increases in the Obligations arising hereunder or thereunder, to the prior irrevocable payment in full of the Obligations and, in the event of any insolvency, bankruptcy, receivership, liquidation, reorganization or other similar proceeding under the laws of any jurisdiction relating to any Loan Party, its debts or its assets, whether voluntary or involuntary, all such Obligations shall be irrevocably paid in full before any payment or distribution of any character, whether in cash, securities or other property, shall be made to any other Loan Party therefor.

(f) Each of the Loan Parties hereby agrees that the payment of any amounts due with respect to the indebtedness owing by any Loan Party to any other Loan Party is hereby subordinated to the prior irrevocable payment in full of the Obligations. Each Loan Party hereby agrees that after the occurrences and during the continuance of any Default or Event of Default, such Loan Party will not demand, sue for or otherwise attempt to collect any indebtedness of any other Loan Party owing to such Loan Party until the Obligations shall have been irrevocably paid in full. If, notwithstanding the foregoing sentence, such Loan Party shall collect, enforce or receive any amounts in respect of such indebtedness before the irrevocable payment in full of the Obligations, such amounts shall be collected, enforced, received by such Loan Party as trustee for Administrative Agent and be paid over to the Administrative Agent for the pro rata accounts of the Lenders to be applied to repay (or be held as collateral security for the repayment of) the Obligations.

Section 13.19 Designation of Borrower as Agent for the Loan Parties.

For purposes of this Agreement and the other Loan Documents, each of the Loan Parties hereby designates the Borrower as the agent and representative of each Loan Party for all purposes hereunder and the Borrower hereby accepts each such appointment. The Administrative Agent and each Lender may regard any notice or other communication pursuant to any Loan Document from the Borrower as a notice or communication from all the Loan Parties, and may give any notice or communication required or permitted to be given to any Loan Party or the Loan Parties hereunder or under any other Loan Document to the Borrower on behalf of such Loan Party or the

Loan Parties. Each Loan Party agrees that each notice, election, representation and warranty, covenant, agreement and undertaking made on its behalf by the Borrower shall be deemed for all purposes to have been made by such Loan Party and shall be binding upon and enforceable against such Loan Party to the same extent as if the same had been made directly by such Loan Party. The obligations of the Borrower to direct or prohibit the taking of certain actions by the other Loan Parties and Subsidiaries as specified herein shall be absolute and not subject to any defense that the Borrower may have that the Borrower does not control such Loan Parties and Subsidiaries.

Section 13.20 Acknowledgement Regarding Any Supported QFCs.

To the extent that the Loan Documents provide support, through a guarantee or otherwise, for Derivatives Contracts or any other agreement or instrument that is a QFC (such support “**QFC Credit Support**” and each such QFC a “**Supported QFC**”), the parties acknowledge and agree as follows with respect to the resolution power of the Federal Deposit Insurance Corporation under the Federal Deposit Insurance Act and Title II of the Dodd-Frank Wall Street Reform and Consumer Protection Act (together with the regulations promulgated thereunder, the “**U.S. Special Resolution Regimes**”) in respect of such Supported QFC and QFC Credit Support (with the provisions below applicable notwithstanding that the Loan Documents and any Supported QFC may in fact be stated to be governed by the laws of the State of New York and/or of the United States or any other state of the United States):

In the event a Covered Entity that is party to a Supported QFC (each, a “**Covered Party**”) becomes subject to a proceeding under a U.S. Special Resolution Regime, the transfer of such Supported QFC and the benefit of such QFC Credit Support (and any interest and obligation in or under such Supported QFC and such QFC Credit Support, and any rights in property securing such Supported QFC or such QFC Credit Support) from such Covered Party will be effective to the same extent as the transfer would be effective under the U.S. Special Resolution Regime if the Supported QFC and such QFC Credit Support (and any such interest, obligation and rights in property) were governed by the laws of the United States or a state of the United States. In the event a Covered Party or a BHC Act Affiliate of a Covered Party becomes subject to a proceeding under a U.S. Special Resolution Regime, Default Rights under the Loan Documents that might otherwise apply to such Supported QFC or any QFC Credit Support that may be exercised against such Covered Party are permitted to be exercised to no greater extent than such Default Rights could be exercised under the U.S. Special Resolution Regime if the Supported QFC and the Loan Documents were governed by the laws of the United States or a state of the United States. Without limitation of the foregoing, it is understood and agreed that rights and remedies of the parties with respect to a Defaulting Lender shall in no event affect the rights of any Covered Party with respect to a Supported QFC or any QFC Credit Support.

Section 13.21 Acknowledgement and Consent to Bail-In of Affected Financial Institutions.

Notwithstanding anything to the contrary in any Loan Document or in any other agreement, arrangement or understanding among any such parties, each party hereto acknowledges that any liability of any Affected Financial Institution arising under any Loan Document, to the extent such liability is unsecured, may be subject to the Write-Down and Conversion Powers of the applicable Resolution Authority and agrees and consents to, and acknowledges and agrees to be bound by:

- (i) the application of any Write-Down and Conversion Powers by the applicable Resolution Authority to any such liabilities arising hereunder which may be payable to it by any party hereto that is an Affected Financial Institution; and

(ii) the effects of any Bail-in Action on any such liability, including, if applicable:

(x) a reduction in full or in part or cancellation of any such liability;

(y) a conversion of all, or a portion of, such liability into shares or other instruments of ownership in such Affected Financial Institution, its parent undertaking, or a bridge institution that may be issued to it or otherwise conferred on it, and that such shares or other instruments of ownership will be accepted by it in lieu of any rights with respect to any such liability under this Agreement or any other Loan Document; or

(z) the variation of the terms of such liability in connection with the exercise of the write-down and conversion powers of the applicable Resolution Authority.

[Signature Pages Follow]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their authorized officers all as of the day and year first above written.

HC GOVERNMENT REALTY HOLDINGS, L.P.

By: HC Government Realty Trust, Inc., its general partner

By: /s/ Jacqlyn Piscetelli
Name: Jacqlyn Piscetelli
Title: Chief Financial Officer

HOLMWOOD PORTFOLIO HOLDINGS, LLC

By: HC Government Realty Trust, Inc., its sole member

By: /s/ Jacqlyn Piscetelli
Name: Jacqlyn Piscetelli
Title: Chief Financial Officer

HC GOVERNMENT REALTY TRUST, INC.

By: /s/ Jacqlyn Piscetelli
Name: Jacqlyn Piscetelli
Title: Chief Financial Officer

Acknowledged and Agreed by each

SUBSIDIARY GUARANTOR:

**GOV VA FT SMITH, LLC
GOV BENTON HARBOR, LLC
GOV OWENSBORO, LLC**

By: HC Government Realty Holdings, L.P., the member-
manager of each of the foregoing

By: HC Government Realty Trust, Inc., its general partner

By: /s/ Jacqlyn Piscetelli

Name: Jacqlyn Piscetelli

Title: Chief Financial Officer

ADMINISTRATIVE AGENT:

KEYBANK NATIONAL ASSOCIATION,
as Administrative Agent

By: /s/ Thomas Z. Schmitt
Name: Thomas Z. Schmitt
Title: Senior Relationship Manager

LENDERS:

KEYBANK NATIONAL ASSOCIATION, as Lender

By: /s/ Thomas Z. Schmitt
Name: Thomas Z. Schmitt
Title: Senior Relationship Manager

FIRST AMENDMENT TO BRIDGE LOAN AGREEMENT

This First Amendment to Bridge Loan Agreement (this “Agreement”), dated as of September 29, 2023 (the “2023 First Amendment Effective Date”), is by and among HC GOVERNMENT REALTY HOLDINGS, L.P., a Delaware limited partnership (the “Borrower”), certain Subsidiaries of the Borrower party to the Bridge Loan Agreement referred to below (each individually, a “Subsidiary Guarantor” and collectively, the “Subsidiary Guarantors”), HC GOVERNMENT REALTY TRUST, INC., a Maryland corporation, as parent guarantor (the “Parent Guarantor”), and HOLMWOOD PORTFOLIO HOLDINGS, LLC, a Delaware limited liability company (“Holmwood”); and together with the Parent Guarantor and the Subsidiary Guarantors, collectively, the “Guarantors”), the Lenders from time to time party hereto, and KEYBANK NATIONAL ASSOCIATION, as administrative agent (the “Administrative Agent”). All capitalized terms used herein without definitions shall have the meanings given to such terms in the Bridge Loan Agreement (as hereinafter defined).

WHEREAS, the Borrower, the Guarantors, the Administrative Agent, the financial institutions which are a party hereto as lenders (each a “Lender” and, collectively, the “Lenders”), are parties to that certain Bridge Loan Agreement, dated as of August 4, 2023 (as amended, modified, supplemented or restated and in effect immediately prior to this Amendment, the “Existing Bridge Loan Agreement”, and as amended pursuant hereto and as further amended, restated supplemented or otherwise modified from time to time, the “Bridge Loan Agreement”);

WHEREAS, the Borrower and the Parent Guarantor have requested that the Lenders make certain modifications to the Existing Bridge Loan Agreement as set forth herein;

WHEREAS, the Administrative Agent and the Lenders party hereto (constituting Requisite Lenders) are willing to make such modifications to the Bridge Loan Agreement, in each case subject to, and on the terms and conditions more fully set forth in, this Agreement; and

WHEREAS, concurrently with the effectiveness of this Agreement, GOV Jonesboro, LLC and GOV PSL, LLC, each a Delaware limited liability company (collectively, the “New Subsidiary Guarantors”), will be joined as Subsidiary Guarantors pursuant to Section 5.1(b) of the Bridge Loan Agreement.

NOW THEREFORE, the parties hereto hereby agree as follows:

1. Amendments to Bridge Loan Agreement. The definition of “Borrowing Base Availability” set forth in Section 1.1 of the Bridge Loan Agreement is hereby amended and restated in its entirety to read as follows:

“**Borrowing Base Availability**” means, as at any date of determination, the least of:

- (a) the aggregate Bridge Loan Facility Amount on such date;

(b) for all Borrowing Base Properties except those owned by GOV PSL, LLC and GOV Jonesboro, LLC, the amount equal to the product of the aggregate Borrowing Base Property Value for such Borrowing Base Properties multiplied by the Advance Rate (it being agreed that Borrowing Base Availability for the Borrowing Base Properties owned by GOV PSL, LLC and GOV Jonesboro, LLC shall be governed by the proviso below); and

(c) the maximum principal amount that would not cause the Borrowing Base DSCR to be less than 1.40 to 1.00;

provided, however, for purposes of calculating Borrowing Base Availability, the Borrowing Base Availability attributable to the Borrowing Base Properties owned by GOV PSL, LLC and GOV Jonesboro, LLC, shall not exceed an aggregate amount equal to \$5,000,000 for both of such Borrowing Base Properties, collectively.”

2. Conditions Precedent. This Agreement shall be deemed to be effective as of the 2023 First Amendment Effective Date, subject to the execution and delivery of the following documents, each in form and substance satisfactory to the Administrative Agent, and satisfaction of the additional conditions set forth below to the satisfaction of the Administrative Agent:

(a) this Agreement executed and delivered by the Borrower, the Guarantors, the Administrative Agent and the Lenders constituting Requisite Lenders;

(b) the New Subsidiary Guarantors shall have been joined pursuant to and in accordance with Section 5.1(b)(iii) of the Bridge Loan Agreement;

(c) completion of all due diligence with respect to the Borrower and the Borrowing Base Properties as satisfactory to the Administrative Agent and the Lenders; and

(d) such other documents, agreements and instruments as the Administrative Agent on behalf of the Lenders may deem necessary.

Without limiting the generality of the provisions of the last paragraph of Sections 12.2 or 12.6 of the Bridge Loan Agreement, for purposes of determining compliance with the conditions specified in this Section 2, each Lender that has signed this Agreement shall be deemed to have consented to, approved or accepted or to be satisfied with, each document or other matter required thereunder to be consented to or approved by or acceptable or satisfactory to a Lender unless the Administrative Agent shall have received notice from such Lender prior to the proposed closing date specifying its objection thereto.

3. Affirmation and Acknowledgment. The Borrower hereby ratifies and confirms all of its Obligations to the Lenders, including, without limitation, the Loans, the Notes and the other Loan Documents, and the Borrower hereby affirms its absolute and unconditional promise to pay to the Lenders all Obligations under (and as defined in) the Bridge Loan Agreement, both before and after giving effect to this Agreement. Each of the Guarantors hereby jointly and severally consents to the transactions contemplated by this Agreement and hereby ratifies and confirms all of its Obligations to the Lenders and the Administrative Agent and acknowledges and agrees that the guaranties made by it contained in the Guaranty are, and shall remain, in full force and effect after

giving effect to this Agreement and the modifications effected hereby. The execution, delivery and effectiveness of this Agreement shall not, except as expressly consented to herein, operate as a waiver of any right, power or remedy of any Lender or the Administrative Agent under any of the Loan Documents, nor constitute a waiver of any provision of any of the Loan Documents.

4. Representations and Warranties. The Borrower and each of the Guarantors hereby jointly and severally represent and warrant to the Lenders and the Administrative Agent as follows:

(a) The execution, delivery and performance of this Agreement by the Borrower and each Guarantor (i) are within the authority of each Loan Party, (ii) have been duly authorized by all necessary proceedings on the part of such Loan Party and any direct or indirect general partner or manager thereof, (iii) do not and will not, by the passage of time, the giving of notice, or both, (A) require any Governmental Approval or violate any Applicable Law (including all Environmental Laws and ERISA) relating to any Loan Party, (B) conflict with, result in a breach of, constitute a default under, or require any consent under, the articles of incorporation, bylaws, partnership agreement, trust indenture, operating agreement or other similar organizational documents of any Loan Party (including the organizational documents of the Parent Guarantor as modified by the Series C Articles Supplementary), any Management Agreement, or any indenture, agreement or other instrument to which any Loan Party or any of their respective Subsidiaries is a party or by which any of them or any of their respective properties may be bound (including, in any event, the agreements and other documents listed on Schedule 7.7 of the Bridge Loan Agreement), or conflict with any judgment, order or decree that is binding upon Loan Party or any of their respective properties; or (C) result in or require the creation or imposition of any Lien upon or with respect to any property now owned or hereafter acquired by any Loan Party other than Liens created under the Loan Documents.

(b) This Agreement and the Bridge Loan Agreement and other Loan Documents constitute legal, valid and binding obligations of each Loan Party, enforceable against each such Loan Party in accordance with its respective terms except as the same may be limited by bankruptcy, insolvency, and other similar laws affecting the rights of creditors generally and the availability of equitable remedies for the enforcement of certain obligations (other than the payment of principal) contained herein or therein and as may be limited by equitable principles generally.

(c) Other than approvals or consents which have been obtained (written copies of which have been furnished to the Administrative Agent), the execution, delivery and performance by the Borrower and Guarantors of this Agreement and the other transactions contemplated hereby, do not require any approval or consent of, or filing with, any third party or any governmental agency or authority.

(d) (i) There have been no changes to the certificates of formation, limited liability company agreements or other organizational documents (collectively, the "Organizational Documents") of the Loan Parties, nor have any such Organizational Documents been amended, modified, or rescinded since such Organizational Documents were last furnished to the Administrative Agent on the Effective Date, except with respect to the Organizational Documents of the New Subsidiary Guarantors, which are being delivered to the Administrative Agent on the date hereof pursuant to and in accordance with Section 5.1(b)(iii) of the Bridge Loan Agreement; and (ii) each Loan Party is duly qualified and is in good standing as a foreign corporation, partnership, trust or other legal entity, and authorized to do business, in each jurisdiction in which the character of its properties or the nature of its business requires such qualification or authorization.

(e) The representations and warranties made or deemed made by each Loan Party in the Loan Documents to which it is a party are true and correct in all material respects (or in all respects to the extent that such representations and warranties are already subject to concepts of materiality) on and as of the 2023 First Amendment Effective Date with the same force and effect as if made on and as of such date except to the extent that such representations and warranties expressly relate solely to an earlier date (in which case such representations and warranties were true and correct in all material respects on and as of such earlier date). For purposes of this clause (d), the representations and warranties contained in Section 7.11 of the Bridge Loan Agreement are deemed to refer to the most recent statements furnished pursuant to Article IX of the Bridge Loan Agreement.

(f) Both immediately before and immediately after giving effect to this Agreement and the other transactions contemplated hereby, no Default or Event of Default under (and as defined in) the Bridge Loan Agreement has occurred and is continuing.

5. Miscellaneous Provisions.

(a) THIS AGREEMENT SHALL BE GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH, THE LAWS OF THE STATE OF NEW YORK APPLICABLE TO CONTRACTS EXECUTED, AND TO BE FULLY PERFORMED, IN SUCH STATE.

(b) This Agreement may be executed in any number of counterparts and by different parties hereto on separate counterparts, each of which when so executed and delivered shall be an original, but all of which counterparts taken together shall be deemed to constitute one and the same instrument. Counterparts may be delivered via facsimile or pdf electronic mail, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes. Notwithstanding the foregoing, any pdf electronic signature shall be promptly followed by a manually executed, original counterpart. The existence of this Agreement may be established by the introduction into evidence of counterparts that are separately signed, provided they are otherwise identical in all material respects. This Agreement shall constitute a "Loan Document" for all purposes under the Bridge Loan Agreement.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, the undersigned have duly executed this Agreement as of the date first above written.

BORROWER:

HC GOVERNMENT REALTY HOLDINGS, L.P., a Delaware limited partnership

By: HC Government Realty Trust, Inc., its general partner

By: /s/ Jaclyn Piscetelli

Name: Jaclyn Piscetelli

Title: Chief Financial Officer

GUARANTORS:

HOLMWOOD PORTFOLIO HOLDINGS, LLC, a
Delaware limited liability company

By: HC Government Realty Trust, Inc., its sole member

By: /s/ Jacqlyn Piscetelli

Name: Jacqlyn Piscetelli

Title: Chief Financial Officer

HC GOVERNMENT REALTY TRUST, INC.,
a Maryland corporation

By: /s/ Jacqlyn Piscetelli

Name: Jacqlyn Piscetelli

Title: Chief Financial Officer

**GOV VA FT SMITH, LLC,
GOV BENTON HARBOR, LLC,
GOV OWENSBORO, LLC,
GOV JONESBORO, LLC,
GOV PSL, LLC,**
each a Delaware limited liability company

By: HC Government Realty Holdings, L.P., the member-
manager of each of the foregoing

By: HC Government Realty Trust, Inc., its general partner

By: /s/ Jacqlyn Piscetelli

Name: Jacqlyn Piscetelli

Title: Chief Financial Officer

ADMINISTRATIVE AGENT:

KEYBANK NATIONAL ASSOCIATION, as
Administrative Agent

By: /s/ Thomas Z. Schmitt

Name: Thomas Z. Schmitt

Title: Senior Relationship Manager

LENDER:

KEYBANK NATIONAL ASSOCIATION,
as Lender

By: /s/ Thomas Z. Schmitt

Name: Thomas Z. Schmitt

Title: Senior Relationship Manager

SECOND AMENDMENT TO BRIDGE LOAN AGREEMENT

This Second Amendment to Bridge Loan Agreement (this "Agreement"), dated as of February 1, 2024 (the "Second Amendment Effective Date"), is by and among HC GOVERNMENT REALTY HOLDINGS, L.P., a Delaware limited partnership (the "Borrower"), certain Subsidiaries of the Borrower party to the Bridge Loan Agreement referred to below (each individually, a "Subsidiary Guarantor" and collectively, the "Subsidiary Guarantors"), HC GOVERNMENT REALTY TRUST, INC., a Maryland corporation, as parent guarantor (the "Parent Guarantor"), and HOLMWOOD PORTFOLIO HOLDINGS, LLC, a Delaware limited liability company ("Holmwood"); and together with the Parent Guarantor and the Subsidiary Guarantors, collectively, the "Guarantors"), the Lenders from time to time party hereto, and KEYBANK NATIONAL ASSOCIATION, as administrative agent (the "Administrative Agent"). All capitalized terms used herein without definitions shall have the meanings given to such terms in the Bridge Loan Agreement (as hereinafter defined).

WHEREAS, the Borrower, the Guarantors, the Administrative Agent, the financial institutions which are a party hereto as lenders (each a "Lender" and, collectively, the "Lenders"), are parties to that certain Bridge Loan Agreement, dated as of August 4, 2023, as amended by the First Amendment to Bridge Loan Agreement (the "First Amendment") dated as of September 29, 2023 (as amended, restated supplemented or otherwise modified from time to time, the "Bridge Loan Agreement");

WHEREAS, the Borrower and the Parent Guarantor have requested that the Lenders extend the maturity date and make certain other modifications to the Bridge Loan Agreement as set forth herein; and

WHEREAS, the Administrative Agent and the Lenders party hereto (constituting Requisite Lenders) are willing to extend the maturity date and to make such other modifications to the Bridge Loan Agreement, subject to, and on the terms and conditions more fully set forth in this Agreement.

NOW THEREFORE, the parties hereto hereby agree as follows:

1. Amendments to Bridge Loan Agreement.

(a) The definition of "Maturity Date" set forth in Section 1.1 of the Bridge Loan Agreement is hereby amended and restated in its entirety to read as follows:

""**Maturity Date**" means June 30, 2024, or such earlier date on which the Loans shall become due and payable pursuant to the terms hereof, provided that if the Maturity Date falls on a day that is not a Business Day, the Maturity Date shall be the immediately preceding Business Day."

(b) Section 2.1(a) of the Bridge Loan Agreement is hereby amended by: (i) deleting the reference to "November 3, 2023" contained therein; and (ii) replacing such reference with the following: "June 30, 2024", so that the last day of the Delayed Draw Period will be June 30, 2024.

2. Conditions Precedent. This Agreement shall be deemed to be effective as of the Second Amendment Effective Date, subject to the execution and delivery of the following documents, each in form and substance satisfactory to the Administrative Agent, and satisfaction of the additional conditions set forth below to the satisfaction of the Administrative Agent:

(a) this Agreement executed and delivered by the Borrower, the Guarantors, the Administrative Agent and the Lenders constituting Requisite Lenders;

(b) a Compliance Certificate, executed by a Responsible Officer of the Borrower, demonstrating compliance with the covenants set forth in Section 10.1 as of the Second Amendment Effective Date (and utilizing the Borrower's draft financial statements and preliminary results for the Reference Period ended December 31, 2023).

(c) a Borrowing Base Certificate calculated as of the Second Amendment Effective Date (and utilizing the Borrower's draft financial statements and preliminary results for the Reference Period ended December 31, 2023);

(d) a bringdown officers' certificate of the Borrower and the Guarantors covering such matters as are requested by the Administrative Agent;

(e) to the extent requested by the Administrative Agent, documentation and other information required by bank regulatory authorities under applicable "know your customer" and anti-money laundering rules and regulations, including USA PATRIOT Act, including any SS4, a properly completed and signed IRS Form W-8 or W-9, as applicable, and a current Certification of Beneficial Ownership;

(f) payment by the Borrower of (i) an extension fee in an amount equal to \$62,500, due and payable to the Administrative Agent, for the ratable accounts of the Lenders, which fee is fully-earned on the Second Amendment Effective Date and non-refundable for any reason, and (ii) such other fees and expenses due in connection with this Second Amendment (including fees and expenses of counsel to the Administrative Agent, or satisfactory arrangements therefor shall have been made); and

(g) such other documents, agreements and instruments as the Administrative Agent on behalf of the Lenders may deem necessary.

Without limiting the generality of the provisions of the last paragraph of Sections 12.2 or 12.6 of the Bridge Loan Agreement, for purposes of determining compliance with the conditions specified in this Section 2, each Lender that has signed this Agreement shall be deemed to have consented to, approved or accepted or to be satisfied with, each document or other matter required thereunder to be consented to or approved by or acceptable or satisfactory to a Lender unless the Administrative Agent shall have received notice from such Lender prior to the proposed closing date specifying its objection thereto.

3. Affirmation and Acknowledgment. The Borrower hereby ratifies and confirms all of its Obligations to the Lenders, including, without limitation, the Loans, the Notes and the other Loan Documents, and the Borrower hereby affirms its absolute and unconditional promise to pay to the Lenders all Obligations under (and as defined in) the Bridge Loan Agreement, both before and after giving effect to this Agreement. Without limitation of the foregoing, the Borrower hereby ratifies and confirms all of its Obligations under the Fee Letter (including that the references to “Maturity Date” contained in Paragraph 3 thereof means the Maturity Date as such term is amended and extended pursuant to this Agreement). Each of the Guarantors hereby jointly and severally consents to the transactions contemplated by this Agreement and hereby ratifies and confirms all of its Obligations to the Lenders and the Administrative Agent and acknowledges and agrees that the guaranties made by it contained in the Guaranty are, and shall remain, in full force and effect after giving effect to this Agreement and the modifications effected hereby. The execution, delivery and effectiveness of this Agreement shall not, except as expressly consented to herein, operate as a waiver of any right, power or remedy of any Lender or the Administrative Agent under any of the Loan Documents, nor constitute a waiver of any provision of any of the Loan Documents.

4. Representations and Warranties. The Borrower and each of the Guarantors hereby jointly and severally represent and warrant to the Lenders and the Administrative Agent as follows:

(a) The execution, delivery and performance of this Agreement by the Borrower and each Guarantor (i) are within the authority of each Loan Party, (ii) have been duly authorized by all necessary proceedings on the part of such Loan Party and any direct or indirect general partner or manager thereof, (iii) do not and will not, by the passage of time, the giving of notice, or both, (A) require any Governmental Approval or violate any Applicable Law (including all Environmental Laws and ERISA) relating to any Loan Party, (B) conflict with, result in a breach of, constitute a default under, or require any consent under, the articles of incorporation, bylaws, partnership agreement, trust indenture, operating agreement or other similar organizational documents of any Loan Party (including the organizational documents of the Parent Guarantor as modified by the Series C Articles Supplementary), any Management Agreement, or any indenture, agreement or other instrument to which any Loan Party or any of their respective Subsidiaries is a party or by which any of them or any of their respective properties may be bound (including, in any event, the agreements and other documents listed on Schedule 7.7 of the Bridge Loan Agreement), or conflict with any judgment, order or decree that is binding upon Loan Party or any of their respective properties; or (C) result in or require the creation or imposition of any Lien upon or with respect to any property now owned or hereafter acquired by any Loan Party other than Liens created under the Loan Documents.

(b) This Agreement and the Bridge Loan Agreement and other Loan Documents constitute legal, valid and binding obligations of each Loan Party, enforceable against each such Loan Party in accordance with its respective terms except as the same may be limited by bankruptcy, insolvency, and other similar laws affecting the rights of creditors generally and the availability of equitable remedies for the enforcement of certain obligations (other than the payment of principal) contained herein or therein and as may be limited by equitable principles generally.

(c) Other than approvals or consents which have been obtained (written copies of which have been furnished to the Administrative Agent), the execution, delivery and performance by the Borrower and Guarantors of this Agreement and the other transactions contemplated hereby, do not require any approval or consent of, or filing with, any third party or any governmental agency or authority.

(d) (i) There have been no changes to the certificates of formation, limited liability company agreements or other organizational documents (collectively, the "Organizational Documents") of the Loan Parties, nor have any such Organizational Documents been amended, modified, or rescinded since such Organizational Documents were last furnished to the Administrative Agent on the Effective Date or the 2023 First Amendment Effective Date (as defined in the First Amendment), as applicable; (ii) each Loan Party is duly qualified and is in good standing as a foreign corporation, partnership, trust or other legal entity, and authorized to do business, in each jurisdiction in which the character of its properties or the nature of its business requires such qualification or authorization; and (iii) as of the Second Amendment Effective Date, the information included the Certification of Beneficial Ownership as to the Borrower most recently delivered to the Lenders is true and correct in all respects.

(e) The representations and warranties made or deemed made by each Loan Party in the Loan Documents to which it is a party are true and correct in all material respects (or in all respects to the extent that such representations and warranties are already subject to concepts of materiality) on and as of the Second Amendment Effective Date with the same force and effect as if made on and as of such date except to the extent that such representations and warranties expressly relate solely to an earlier date (in which case such representations and warranties were true and correct in all material respects on and as of such earlier date). For purposes of this clause (e), the representations and warranties contained in Section 7.11 of the Bridge Loan Agreement are deemed to refer to the most recent statements furnished pursuant to Article IX of the Bridge Loan Agreement.

(f) Both immediately before and immediately after giving effect to this Agreement and the other transactions contemplated hereby, no Default or Event of Default under (and as defined in) the Bridge Loan Agreement has occurred and is continuing.

5. Miscellaneous Provisions.

(a) THIS AGREEMENT SHALL BE GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH, THE LAWS OF THE STATE OF NEW YORK APPLICABLE TO CONTRACTS EXECUTED, AND TO BE FULLY PERFORMED, IN SUCH STATE.

(b) This Agreement may be executed in any number of counterparts and by different parties hereto on separate counterparts, each of which when so executed and delivered shall be an original, but all of which counterparts taken together shall be deemed to constitute one and the same instrument. Counterparts may be delivered via facsimile or pdf electronic mail, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes. Notwithstanding the foregoing, any pdf electronic signature shall be promptly followed by a manually executed, original counterpart. The existence of this Agreement may be established by the introduction into evidence of counterparts that are separately signed, provided they are otherwise identical in all material respects. This Agreement shall constitute a "Loan Document" for all purposes under the Bridge Loan Agreement.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, the undersigned have duly executed this Agreement as of the date first above written.

BORROWER:

HC GOVERNMENT REALTY HOLDINGS, L.P.,
a Delaware limited partnership

By: HC Government Realty Trust, Inc., its general partner

By: /s/ Jacqlyn Piscetelli

Name: Jacqlyn Piscetelli

Title: Chief Financial Officer

GUARANTORS:

HOLMWOOD PORTFOLIO HOLDINGS, LLC, a
Delaware limited liability company

By: HC Government Realty Trust, Inc., its sole member

By: /s/ Jacqlyn Piscetelli

Name: Jacqlyn Piscetelli

Title: Chief Financial Officer

HC GOVERNMENT REALTY TRUST, INC.,
a Maryland corporation

By: /s/ Jacqlyn Piscetelli

Name: Jacqlyn Piscetelli

Title: Chief Financial Officer

**GOV VA FT SMITH, LLC,
GOV BENTON HARBOR, LLC,
GOV OWENSBORO, LLC,
GOV JONESBORO, LLC,
GOV PSL, LLC,**
each a Delaware limited liability company

By: HC Government Realty Holdings, L.P., the member-
manager of each of the foregoing

By: HC Government Realty Trust, Inc., its general partner

By: /s/ Jacqlyn Piscetelli

Name: Jacqlyn Piscetelli

Title: Chief Financial Officer

ADMINISTRATIVE AGENT:

KEYBANK NATIONAL ASSOCIATION, as
Administrative Agent

By: /s/ James K. Komperda

Name: James K. Komperda

Title: Senior Vice President

LENDER:

KEYBANK NATIONAL ASSOCIATION,
as Lender

By: /s/ James K. Komperda

Name: James K. Komperda

Title: Senior Vice President