Uniform Commercial Code — FINANCING STATEMENT — Form UCC—1 quentice Half

ENY — State St.

IMPORTANT — Read instructions on back before filling out form

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This FINANCING STATEMENT is presented to a filing officer for filing pursuant to the Uniform Commercial Code.

M Langer and secure to stud	real estaję records.	5. Debtor is a Transmitting Utility.	6. No. of Additional Sheets Presented:
Debtor(s) (Last Name Firs	() and address(es)	Secured Party(ies) and address(es)	A TO THE COURT OF THE PARTY OF
S & A Propertie 12404 Park Cent Dallas, TX 7525	tral Drive	The Connecticut Bank and Company, National Assoc and Lese Amato 1 Constitution Plaza Hartford, CT 06115	Trust 212277 ciation, FILED L.E. SPEAS REGISTER OF DEEDS FORSYTH COUNTY, NC
This financing stalement of	covers the following types (or it	iems) of property:	APR 03, 10:53/MA 795 \$8.00 PAID
hereof. This finan Secured Party's si collateral covered	cing statement is bei gasture to perfect a s by criginal financing	ng nied with only the (F) security interest in and statement \$188898; Rec	ERAL DEPOSIT INSURANCE CORPORATION DIC'), as Receiver of The New Connecticut Bank d Trust Company, N.A., Assignee of FDIC as ceiver of The Connecticut Bank and Trust
BK. 1688, P. 2379	filed S/16/90, which h		mpeny, MA
ABSIGNEE OF SE	CURED PARTY:	Es lapsed. Cor	B. Decker Adams, Attorney in Fect RES Proceeds and
ASSIGNES OF SE State Street Bank \$25 Franklin Street	CURED PARTY:	By	RES Proceeds and Products of Colleges are also covered.
ASSIGNES OF SE State Street Bank 225 Franklin Street	CURED PARTY: and Trust Company, et, IP4, Boston, MA 0	By	B. Decker Adams, Attorney in Fect RES Proceeds and

7838 N. Point Blvd. Winston-Salem, N.C. 27106

Site No. 3443

"Exhibit A"

LEGAL DESCRIPTION OF REAL ESTATE LOCATED IN FORSYTH COUNTY, NORTH CAROLINA

Legal description according to DSA Group Survey dated May 11, 1989 reads as follows:

BEGINNING at a point in the North right of way margin of North Point Boulevard (formerly Silas Creek Parkway), said point being S 81 11'00" E 135.43 feet, thence S 82 26' 46" E 93.89 feet from the Southeast corner of the tract deeded to Shelton Companies in Deed Book 1229, Page 1291, Forsyth County, North Carolina Registry; thence from point of Beginning and running the following new lines N 00 14' 28" E 158.51 feet to a point, thence S 89 45' 32" E 185.00 feet to a point, thence S 00 14' 28" W 170.00 feet to a point in the North right of way margin of Silas Creek Parkway, thence with the North right of way margin of Silas Creek Parkway along an arc 185.42 feet to the point and place of BEGINNING, said are having a chord of N 86 12'.14" W 185.36 feet.

Together with those certain easement rights established by the Declaration of Restrictions and Grant of Easements recorded in Book 1269, Page 956, and by Amendment No. 1 to Declaration of Restrictions and Grant of Easements recorded in Book 1377, Page 951, and by Amendment No. 2 to Declaration of Restrictions and Grant of Easements Recorded in Book 1605, Page 67.

Where the words "Silas Creek Parkway" appear in the above legal description, they shall mean "North Point Boulevard".

Fixture Filing

Exhibit B

All right, title: and interest of: Debtor in and to:

- (i) all leases and other agreements now or hereafter entered into affecting the use or occupancy of the land more particularly described on Exhibit A and the improvements now or hereafter located thereon (collectively, the "Premises") including without limitation, the Agreement of Lease dated as of February 15, 1990 between S ETA Properties Corp. as landlord and S & A Restaurant Corp. as tenant as the same: may be amended from time to time;
- (ii) all equipment, machinery, fixtures, and other items of property, including, but not limited to, all components thereof, now or hereafter located in, on or used in connection with, the Premises or necessary to the operation or maintenance thereof, which are now or hereafter owned by Debtor, including, without limitation, all furnaces, boilers, heaters, electrical equipment, heating, plumbing, refrigerating, ventilating, waste disposal, air-cooling and air-contitioning apparatus, sprinkler systems and fire and theft protection equipment, all of which are hereby deemed by the Debtor and Secured Party to constitute real estate under the laws of the State in which the Premises is located, together with all replacements, modifications, alterations and additions thereto (collectively, the "Fixtures");
- (iii) all awards or payments, including interest thereon, which may be made with respect to the Premises or Fixtures whether from the exercise of eminent domain (including any transfer made in lieu of the exercise of said rights) or for any other injury to or decrease in the value of the Premises or Fixtures; and
 - (iv) all proceeds of any Fixtures.

This UCC-1 Financing Statement is filed in connection with a certain Second Priority Indenture of Mortgage, Deed of Trust and Security Agreement dated February 15, 1990 made between the Debtor as Borrower and the Secured Party as Trustee securing an indebtedness of \$40,000,000.