Karen Johnson Davidson County
Batch# 1472146 AGRMTTRUST
09/14/2026 08:57:30 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20260914-0084844

This Instrument was Prepared by:
Southern Bank of Tennessee
675 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122

The Maximum Principal indebtedness for Tennessee Recording Tax Purposes is $__0.00_____.

ASSIGNMENT OF RENTS AND LEASES

THIS ASSIGNMENT OF RENTS AND LEASES ("Assignment"), is by and between Skyridge Reality, LLC, a Tennessee Limited Liability Company, whose address is 920 Harrisburg Ln, Mt. Juliet, TN 37122 ("Grantor"), and SOUTHERN BANK OF TENNESSEE, a Tennessee banking corporation, the mailing address of which is 675 North Mt. Juliet Road, Mt. Juliet, Tennessee 37122 ("Grantee").

1. Background, Purpose and Consideration. Grantor has sought certain financial accommodations from Grantee as more fully described in certain Loan Documents (as herein defined). As a condition to the Grantee's consent to such financial accommodations, Grantee has required that the Grantor execute, deliver, and perform under this Assignment. The consideration for this Assignment consists of each Party's respective representations, warranties, covenants, and agreements contained in this Assignment and in the Loan Documents. As used in this contract, each of the Grantor and the Grantee is a "Party" and collectively they are the "Parties" to this Assignment. As used herein, the "Property" is the developed (or to be developed) real property described on the attached Schedule A . Other definitions appear in paragraph 9 of this Assignment.

2. Absolute Assignment; Effect of Assignment. Grantor hereby irrevocably grants, transfers, conveys and assigns to Grantee all of Grantor's rights, title and interest in, to and under all present and future Leases and all present and future Payments. This is a present and absolute assignment and not an assignment only for security purposes. Grantee's right to the Leases and Payments is not contingent upon, and may be exercised without, possession of the Property.

3. Grant of Revocable License. Grantee hereby confers the License upon Grantor. Such License shall continue until the occurrence of a Default or other Revocation.

4. Effect of Default or Other Revocation. Upon a Default or other Revocation, the License shall be automatically revoked and Grantee may collect and apply the Payments pursuant to the terms hereof without notice to Grantor and without taking possession of the Property. All Payments thereafter collected by Grantor shall be held by Grantor as trustee under a constructive trust for the benefit of Grantee. Grantor hereby irrevocably authorizes and directs the tenants under the Leases to rely upon and comply with any notice or demand by Grantee for the payment to Grantee of any Payments that may at any time become due under the Leases, or for the performance of any of the tenants' undertakings under the Leases, and the tenants shall have no right or duty to inquire as to whether any Default or other Revocation has actually occurred or is then existing. Grantor hereby relieves the tenants from any liability to Grantor by reason of relying upon and complying with any such notice or demand by Grantee and each tenant complying with such direction from Grantee shall receive credit under the tenant's Leases. Grantee may apply, in its sole discretion, any Payments so collected by Grantee against any Secured Indebtedness or any other obligation of Borrower, Grantor or any other Person, under any document or instrument related to or executed in connection with the Loan Documents, whether existing on the date hereof or hereafter arising. Collection of any Payments by Grantee shall not reinstate the License after Default or other Revocation or cure or waive any Default or notice of Default or invalidate any acts done pursuant to such Default, other Revocation, and/or notice of Default.

5. Grantors Representations and Warranties. Grantor represents and warrants to the Grantee, as an inducement to Grantee to enter into this Assignment, that:

(a) Grantor is not insolvent and will not be rendered insolvent by the execution, delivery, and/or performance of this Assignment.

(b) The Person executing this Assignment on behalf of Grantor has been duly authorized so to do by all necessary corporate and shareholder action.

(c) The ownership of the fee simple title to the Property is vested in Grantor subject only to any Deed of Trust in favor of Grantee and any encumbrances therein permitted.

(d) Grantor has disclosed to Grantee all existing Leases and all of the same are in full force and effect, there are no defaults now existing under any Leases, and there exists no state of facts that, with the giving of notice or lapse of time or both, would constitute a default under any of the Leases.

(e) Grantor has not accepted any Payments under any Lease or Leases for more than thirty (30) days in advance of their due dates.

6. Grantor's Covenants and Agreements. Grantor covenants and agrees with Grantee as follows:

(a) In consideration of Grantee's conferring the revocable License on Grantor, Grantor shall at Grantor's sole cost and expense:

(i) perform all obligations of the landlord under the Leases and use reasonable efforts to enforce performance by the tenants of all obligations of the tenants under the Leases;

(ii) use reasonable efforts to keep the Property leased at all times to tenants which Grantor in good faith, based on satisfactory financial information, believes are creditworthy, at rents not less than the fair market rental value;

(iii) promptly upon Grantee's request, deliver to Grantee a copy of each requested Lease and all amendments thereto and waivers thereof compliant with this Assignment;

(iv) promptly upon Grantee's request, execute and record any additional assignments of Grantor's interest under any Lease to Grantee and specific subordinations of any Lease to Grantor's Deed of Trust, in form and substance satisfactory to Grantee; and

(v) promptly on Grantee's request, deliver all Lease Documents, or true, accurate, complete and fully up-to-date copies thereof, to Grantee.

(b) The sole ownership of the entire Grantee's interest in the Leases is or will be upon execution thereof vested in Grantor, and that Grantor has not, and shall not, perform any acts or execute any other instruments which might prevent Grantee from fully exercising its rights under any of the terms, covenants and conditions of this Assignment.

(c) No Leases shall be executed with respect to the Property except in a form and to tenants the credit of which is reasonably satisfactory to Grantee and as to which both the Grantor and the tenant shall execute with Grantee a form of subordination, non-disturbance, and attornment agreement ("SNDA" or "Tri-Party Agreement") satisfactory in form and substance to Grantee; provided, that the Grantor shall execute with each tenant and record a memorandum of each such Lease, record an SNDA signed by Grantor, tenant, and Grantee with respect to each such Lease, and further provided that Grantor shall deliver to Grantee a true, accurate and complete copy of each such Lease as executed.

(d) No Leases (including any guaranties of such Leases) shall be materially altered, modified, amended, terminated, cancelled or surrendered nor any material terms or conditions thereof waived except with the Grantee's prior written consent, which consent will not be unreasonably withheld or delayed (i) if no Default or other Revocation has occurred or is imminent and (ii) if Grantor's conduct is reasonable and in the ordinary course of Grantor's business.

(e) Each of the Leases shall remain in full force and effect irrespective of any merger of the interest of landlord and any tenant under any of the Leases.

(f) Grantor will not accept any Payments under any Lease or Leases for more than thirty (30) days in advance of their due dates.

(g) Grantor upon request, from time to time, shall furnish to Grantee a rent roll and lease abstract in such reasonable detail as Grantee may request, certified by Grantor, of all Leases relating to the Property, and on demand, Grantor shall furnish to Grantee executed copies of any and all such Leases. The Grantor shall also deliver to Grantee, on demand by Grantee, all Lease Documents.

7. Rights and Duties of Grantee.

(a) The irrevocable assignment of Leases and Payments is not for security purposes but, instead, is an absolute and irrevocable assignment. It is agreed, however, that the irrevocable assignment of Leases and Rents shall not cause Grantee to be: (i) a mortgagee in possession; (ii) responsible or liable for the control, care, management or repair of the Property or for performing any of the terms, agreements, undertakings, obligations, representations, warranties, covenants and conditions of the Leases; (iii) responsible or liable for any waste committed on the Property by the tenants under any of the Leases or by any other Parties for any dangerous or defective condition of the Property, or for any negligence in the management, upkeep, repair or control of the Property resulting in loss or injury or death to any tenant, licensee, employee, invitee or other Person; (iv) responsible for or impose upon Grantee any duty to produce rents or profits; or (v) responsible in any manner for taking or omitting to take any action under or with respect to this Assignment whatsoever and, to the extent that Grantee takes any action hereunder it shall not be required to take any other or future actions, or to omit to take action, at any time whatsoever.

(b) Grantee shall not directly or indirectly be liable to Grantor or any other Person as a consequence of: (i) the exercise or failure to exercise any of the rights, remedies or powers granted to Grantee hereunder or (ii) the failure or refusal of Grantee to perform or discharge any obligation, duty or liability of Grantor arising under the Leases.

(c) In the event of any Revocation by Grantee or Default by Grantor at any time as specified in this Assignment, Grantee may, at its option, without notice to Grantor receive and collect all Payments as they become due from the Property and the leasehold interests therein and under any and all Leases of all or any part of the Property. Grantee shall thereafter continue to receive and collect all such rents, income and profits unless or until Grantee shall otherwise determine, including during the pendency of any foreclosure proceedings and, if there is a deficiency, during any redemption period.

(d) Grantor hereby irrevocably appoints Grantee its true and lawful attorney-in-fact with full power of substitution and with full power for Grantee in its own name and capacity or in the name and capacity of Grantor, from and after any Default or other Revocation, to demand, collect, receive and give complete acquittances for any and all Payments accruing from the Property or the Leases and leasehold interests therein, and at Grantee's discretion to file any claim or take any other action or proceeding and make any settlement of any claims, in its own name or otherwise, which Grantee may deem necessary or desirable in order to collect and enforce the payment of the rents, income and profits. The appointment of Grantee as Grantor's attorney-in-fact hereunder is a power coupled with an interest that is irrevocable but that shall terminate upon full and final payment and performance by Grantor under the Loan Documents. Tenants of all or any portion of the Property are hereby expressly authorized and directed by Grantor by virtue of this Assignment to pay any and all amounts due Grantor pursuant to the Leases directly to Grantee or such nominee as Grantee may designate in writing delivered to and received by such tenants who are expressly relieved of any and all duty, liability or obligation to Grantor in respect of all payments so made.

(e) Grantee is hereby vested with full power to use all measures, legal and equitable, deemed by it necessary or proper to enforce this Assignment and to collect the Payments assigned hereunder, including the right of Grantee or its designee to enter upon the Property, or any part thereof, with or without force and without process of law, where believed possible by Grantee, and with process of law in other cases, and take possession of all or any part of the Property together with all personal property, fixtures, Lease Documents, documents, books, records, papers and accounts of Grantor relating thereto, and may exclude the Grantor, its agents

and servants, wholly therefrom. Grantor hereby grants full power and authority to Grantee to exercise all rights, power and authority herein granted at any and all times after any Default or other Revocation, without further notice to Grantor, with full power to use and apply all of the rents and other income herein assigned to the payment of the costs of managing and operating the Property and the Leases and leasehold interests therein and of any indebtedness or liability of Grantor, including but not limited to the payment of taxes, special assessments, insurance premiums, damage claims, the cost of maintaining, repairing, rebuilding and restoring the improvements on the Property or of making the same rentable, attorneys' fees incurred in connection with the enforcement, defense, and/or declaration (by declaratory judgment) of this Assignment, and of amounts now or hereafter owed by Grantor to Grantee, whether now owed or contemplated or hereafter owed or contemplated.

(f) Grantee shall be under no obligation to exercise or prosecute any of the rights or claims assigned to it hereunder or to perform or carry out any of the obligations of the Grantor or any other Person under any of the Leases and does not assume any of the liabilities in connection with or growing out of the covenants and agreements of Grantor in the Leases. It is further understood that this Assignment shall not operate to place responsibility for the control, care, management or repair of the Property, the Leases, or leasehold interests therein, or parts thereof, upon Grantee, nor shall it operate to make Grantee liable for the performance of any waste of the Property by any tenant under any of the Leases or any other Person, or for any dangerous or defective condition of the Property, or for any negligence in the management, upkeep, repair or control of the Property resulting in loss or injury or death to any tenant, licensee, employee or stranger, or for any environmental hazard on the Property.

(g) Waiver of or acquiescence by Grantee in any Default by the Grantor, or failure of the Grantee to insist upon strict performance by the Grantor of any covenants, conditions or agreements in this Assignment, shall not constitute a waiver of any subsequent or other default or failure, whether similar or dissimilar..

8. Further Agreements. The Parties further agree as follows:

(a) There are no third-party beneficiaries of this Assignment other than as follows: the tenants under the Leases who make Payments to the Grantee shall be credited by Grantor to the extent of such Payments that are final Payments which are not refunded or disgorged by Grantee.

(b) The provisions of this Agreement shall be governed by the laws of the State of Tennessee, without regard to conflicts of law principles of the State of Tennessee or any other jurisdiction.

(c) This Assignment may not be amended, modified or changed nor shall any waiver of any provision hereof be effective as against Grantee, except only by an instrument in writing and signed by the Party against whom enforcement of any waiver, amendment, change, modification or discharge is sought.

(d) The rights and remedies of Grantee under this Assignment are cumulative and are not in lieu of, but are in addition to any other rights or remedies which Grantee shall have under the Loan Documents, at law, in equity, or otherwise.

(e) If any term of this Assignment, or the application thereof to any Person or circumstances, shall, to any extent, be invalid or unenforceable, the remainder of this Assignment, or the application of such term to Persons or circumstances other than those as to which it is invalid or unenforceable, shall not be affected thereby, and each term of this Assignment shall be valid and enforceable to the fullest extent permitted by law.

(f) All notices to be given pursuant to this Assignment shall be sufficient and shall be deemed served if (i) hand-delivered or (ii) mailed United States Postal Service, first-class postage prepaid, certified or registered mail, return receipt requested, to the above stated addresses of the Parties hereto, or to such other address as a Party may request in writing.

(g) The terms of all exhibits are incorporated herein by reference.

(h) Upon cancellation of record of the Deed of Trust by instrument signed by an executive officer of Grantee, this Assignment shall automatically and without further documentation or action on the part of the Parties hereto, also be cancelled, terminated and be of no further or future force and effect.

9. Definitions. As used in this Assignment:

(a) Default. The term "Default" means any violation of or default under this Assignment or any one or more Loan Documents. The term "Default" also includes any decision by Grantor to become a debtor in bankruptcy or the filing of any petition to place Debtor in involuntary bankruptcy.

(b) The terms "Grantor" and "Grantee" shall be construed to include the successors and assigns thereof; provided, that Grantor may assign or transfer its interests only with Grantee's prior written consent, which consent may be granted, conditioned or withheld in the exercise of the Grantee's business judgment. The Grantee may assign all or a portion of its rights hereunder at any time and from time to time.

(c) Leases. The term "Leases" means each, every, and all present and future (i) leases of the Property or any portion thereof, (ii) all licenses, agreements relating to the management, leasing or operation of the Property or any portion thereof, and (iii) all other agreements and arrangements of any kind relating to the use or occupancy of the Property or any portion thereof, whether such leases, licenses, arrangements and/or agreements are now existing or entered into after the date hereof. The term "Leases" also includes all amendments, extensions, renewals, and/or modifications thereto which are permitted hereunder and all present and future guarantees of and security for each present and future tenant's performance under each of the Leases, all as amended or otherwise modified with Grantee's prior written consent.

(d) Lease Documents. The term "Lease Documents" means and includes all of Grantor's books and records, and all executed documents and instruments, and all correspondence related to the Leases.

(e) License. The term "License" means a revocable license to collect and retain the Payments as they become due and payable. The License may be revoked by Grantee at any time or times and may be reinstated on one or more occasions in the sole discretion of Grantee.

(f) Loan Documents. The term "Loan Documents" means each, every and all promissory notes, all loan agreements, deeds of trust, security agreements, guaranties and other documents and instruments therein specified, executed by Grantor and Grantee (or by Grantor in favor of Grantee or a trustee for Grantee), all as the same may be amended, extended, or otherwise modified at any time and from time to time. The term "Deed of Trust" means any one or more deeds of trust executed at any time, now or hereafter, in connection with the Secured Indebtedness.

(g) Payments. The term "Payments" means all of the present and future the rents, receipts, revenues, awards, income and profits, issues, deposits and profits of the Property, including, without limitation, all amounts payable and all rights and benefits accruing to Grantor under and/or in connection with the Leases, inclusive of damages for the rejection of any Leases in a bankruptcy or receivership case or with regard to the early termination of one or more Leases.

(h) Person. The term "Person" means any individual, business, company, partnership, trust, governmental department or agency, and any other lawfully cognizable entity.

(i) Revocation. The term "Revocation" means (a) the automatic revocation of the License any time that a Default occurs and/or (b) the revocation of the License at any time that Grantee sends a notice of revocation to Grantee. Revocations may occur on one or more occasions.

(j) Secured Indebtedness. The term "Secured Indebtedness" means any debt and/or other obligation now or hereafter evidenced, described and/or secured pursuant to one or more of the Loan Documents.

(k) Other Capitalized Terms. Capitalized terms not otherwise defined herein shall have the meanings ascribed to them in the Loan Documents.

10. **WAIVER OF JURY TRIAL: GRANTOR AND GRANTEE HEREBY JOINTLY AND SEVERALLY WAIVE ANY AND ALL RIGHT TO TRIAL BY JURY IN ANY ACTION OR PROCEEDING RELATING TO THIS INSTRUMENT AND TO ANY OF THE LOAN DOCUMENTS, THE OBLIGATIONS HEREUNDER OR THEREUNDER, ANY COLLATERAL SECURING THE OBLIGATIONS, OR ANY TRANSACTION ARISING THEREFROM OR CONNECTED THERETO. GRANTOR AND GRANTEE EACH REPRESENTS TO THE OTHER THAT THIS WAIVER IS KNOWINGLY, WILLINGLY AND VOLUNTARILY GIVEN.**

EXECUTED BY GRANTOR on this 2 day of September, 2026.

GRANTOR: Skyridge Reality, LLC
Ravi Dhasari, Manager

:_____

STATE OF TENNESSEE
COUNTY OF Wilson)

Before me, Chad Serrate, a Notary Public of said County and State, personally appeared **Ravi Dhasari, Manager of Skyridge Reality, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be a member of or other authorized signer for **Skyridge Reality, LLC**, the within named bargainor, a Limited Liability Company, and that they as such member or other authorized signer executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by themselves as such member or other authorized signer.

Witness my hand and seal, at Office, this 2 day of September, 2026.

_____ Notary Public

My Commission Expires: 11/17/2029

ACCEPTED BY GRANTEE on this 2 day of September, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

EXHIBIT "A"
Property Legal Description

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Skyridge PUD Subdivision, Phase 6 of record in Instrument No. 20250819-0066113, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Skyridge Reality, LLC, a Tennessee limited liability company by Quitclaim deed from Sagar Muddana, married, Tejaswi Sadineni, married, Arun Bhaskar Gadde, married,Raviteja Tella, married, Bhanu Anjaneya Swami Muddhana, married and Ravi Dhasari, married, of record in Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

I, Kirsten Virden, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-2-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 9-2-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2 day of September, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

