

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional) Wanda C. Townsend
B. E-MAIL CONTACT AT SUBMITTER (optional) wandatownsend@parkerpoe.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Wanda C. Townsend, Esq. Parker Poe Adams & Bernstein LLP 620 South Tryon Street, Suite 800 Charlotte, North Carolina 28202
SEE BELOW FOR SECURED PARTY CONTACT INFORMATION

YORK COUNTY, SC	
2025031564	UCC
RECORDING FEES	\$25.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
09-18-2025	08:08:15 AM
BK:RB 22142	PG:258-262

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME PRIMAX PROPERTIES, LLC				
OR				
1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c. MAILING ADDRESS 1100 East Morehead Street	CITY Charlotte	STATE NC	POSTAL CODE 28204	COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR				
2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
2c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME PINNACLE BANK, a Tennessee bank				
OR				
3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c. MAILING ADDRESS 1420 East 3rd Street	CITY Charlotte	STATE NC	POSTAL CODE 28204	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

See Exhibit A attached hereto and incorporated herein by reference.

5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	
6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing	
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licenser	
8. OPTIONAL FILER REFERENCE DATA: York County, South Carolina	

FILING OFFICE COPY — UCC FINANCING STATEMENT (Form UCC1) (Rev. 07/01/23)

PPAB 12494547v1

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here ☐

9a. ORGANIZATION'S NAME

PRIMAX PROPERTIES, LLC

OR

9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in Line 10c

10a. ORGANIZATION'S NAME

OR

10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. ☒ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT

☐ covers timber to be cut

☐ covers as-extracted collateral

☒ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in Item 16 (if Debtor does not have a record interest):

16. Description of real estate:

See **Exhibit B** attached hereto and incorporated herein by reference.

17. MISCELLANEOUS:

FILING OFFICE COPY — UCC FINANCING STATEMENT ADDENDUM (Form UCC1Ad) (Rev. 07/01/23)

PPAB 12494547v1

EXHIBIT A
TO UCC-1 FINANCING STATEMENT
BETWEEN
PRIMAX PROPERTIES, LLC, AS DEBTOR
AND
PINNACLE BANK, A TENNESSEE BANK, AS SECURED PARTY

(A) to the extent related to the Real Property and Debtor's operation thereof, all accounts, accounts receivable, notes, bills, acceptances, choses in action, chattel paper, instruments, documents, and other forms of obligations and rights to payment of any nature at any time owing to the Debtor, the proceeds thereof including all of the proceeds in Debtor's rights with respect to any of its goods represented thereby, whether or not delivered, or returned by customers and all rights as an unpaid vendor or lienor, including rights of stoppage in transit and of recovering possession by proceedings including replevin and reclamation, together with all customer lists, books and records, ledgers, account cards, and other records including those stored on computer or electronic media, whether now in existence or hereafter created, relating to any of the foregoing (collectively referred to as "Receivables");

(B) to the extent related to the Real Property and Debtor's operation thereof, all rights of the Debtor, now or hereafter arising, under contracts, leases - including, but not limited to that certain lease effective February 28, 2025 between Debtor, as landlord, and Prenuvo Clinic CA1 LLC, as tenant - agreements, licenses, permits or other instruments now or hereafter existing to perform services, to hold and use land and facilities, including without limitation the Real Property (as later defined) to operate its business as now or hereafter conducted and to enforce all rights thereunder; (referred to as "Contract Rights");

(C) to the extent related to the Real Property and Debtor's operation thereof, all goods of the Debtor, including without limitation, all machinery, equipment, parts, supplies, apparatus, appliances, patterns, molds, dies, blueprints, fittings, furniture, furnishings, fixtures and articles of tangible personal property of every description now or hereafter owned by the Debtor or in which the Debtor may have or may hereafter acquire any interest, including without limitation those located at, upon or about, or attached to, the Real Property, or to any of the real estate at which the Debtor conducts business, together with all books and records, abstracts of title, leases and all other contracts and agreements relating thereto or used in connection therewith (collectively referred to as "Equipment");

(D) to the extent related to the Real Property and Debtor's operation thereof, all inventory of the Debtor wherever located, including without limitation, all goods manufactured or acquired for sale or lease, and any piece goods, raw materials, work in process and finished merchandise, findings or component materials, and all supplies, goods, incidentals, office supplies, packaging materials and any and all items used or consumed in the operation of the business of Debtor or which may contribute to the finished product or to the sale, promotion and shipment

thereof, in which Debtor now or at any time hereafter may have an interest, whether or not the same is in transit or in the constructive, actual or exclusive occupancy or possession of Debtor or is held by Debtor or by others for Debtor's account (collectively referred to hereinafter as "Inventory");

(E) to the extent related to the Real Property and Debtor's operation thereof, all general intangibles of the Debtor, now existing or hereafter owned or acquired or arising or in which the Debtor now has or hereafter acquires any rights, including but not limited to, causes of action, corporate or business records, inventions, designs, patents, patent applications, trademarks, trademark registrations and applications therefore, goodwill, trade names, trade secrets, trade processes, copyrights, copyright registrations and applications therefor, licenses, permits, franchises, customer lists, computer programs, all claims under guaranties, tax refund claims, rights and claims against carriers and shippers, leases, claims under insurance policies, all rights to indemnification and all other intangible personal property of every kind and nature (collectively referred to as "General Intangibles");

(F) to the extent related to the Real Property and Debtor's operation thereof, all monies, residues and property of any kind, now or at any time or times hereafter, in the possession or under the control of Secured Party or a bailee of Secured Party;

(G) all accessions to, substitutions for and all replacements, products and proceeds of the foregoing, including, without limitation, proceeds of insurance policies insuring the Collateral and condemnation awards relating thereto; and

(H) all books and records relating to the Real Property and Debtor's operation thereof (including without limitation, customer data, credit files, computer programs, printouts, and other computer materials and records of the Debtor pertaining to any of the foregoing).

If any of the property described above is attached to real estate, the name of the record owner of the real estate is Debtor and a description of the real estate (the "Real Property") is attached hereto as Exhibit B.

EXHIBIT B

**TO UCC-1 FINANCING STATEMENT
BETWEEN
PRIMAX PROPERTIES, LLC, AS DEBTOR**

AND

PINNACLE BANK, A TENNESSEE BANK, AS SECURED PARTY

All that certain piece, parcel or lot of land, with any improvements thereon, lying, being and situate on the eastern side of Mercantile Place (a variable width public right-of-way) in the Town of Fort Mill, York County, South Carolina, containing approximately **.717 ACRES**, and being shown and described as **PARCEL TC-4** on plat entitled "Final Plat of Map 1 Springfield Town Center Phase II" prepared by James C. Gray, Jr., SCPLS No. 28149, originally dated December 10, 2021, last revised April 28, 2023, recorded June 21, 2023, in **PLAT BOOK 171, PAGE 114**, Office of the Clerk of Court for York County, South Carolina, reference to which plats is hereby made for a more particular description thereof.

TAX MAP NUMBER: 020-21-01-395

Derivation: This being the same property deeded to Primax Properties, LLC by deed from Springfield Town Center, LLC via deed executed July 1, 2025 and recorded July 1, 2025 in Book 22001, Page 239 of the York County Registry.