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ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT

TOWN OF HEMPSTEAD LOCAL DEVELOPMENT CORPORATION  
(TOWN OF HEMPSTEAD, NEW YORK)

as Assignor

to

UMB BANK, N.A., as Trustee,  
as Assignee

Dated: August 8, 2019

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\$2,470,000

Town of Hempstead Local Development Corporation  
Tax-Exempt Revenue Refunding Bonds, Series 2019A-1  
(Circulo Real Property Holding Corporation/Evergreen Charter School Project)

and

\$11,170,000

Town of Hempstead Local Development Corporation  
Tax-Exempt Revenue Refunding Bonds, Series 2019A-2  
(Circulo Real Property Holding Corporation/Evergreen Charter School Project)

and

\$900,000

Town of Hempstead Local Development Corporation  
Taxable Revenue Refunding Bonds, Series 2019B  
(Circulo Real Property Holding Corporation/Evergreen Charter School Project)

134 Linden Avenue, Hempstead, NY 11550

Section: 34 Block: 380 Lots: 328 and 329

and

605 Peninsula Boulevard, Hempstead, NY 11550

Section: 34 Block: 380 Lots: 256, 454-455, 464, 467 and 470

Record and return by mail to:  
Nixon Peabody LLP  
1300 Clinton Square  
Rochester, New York 14604  
Attention: Terance V. Walsh, Esq.

**ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT**

**THIS ASSIGNMENT OF MORTGAGE AND SECURITY AGREEMENT**, made as of the 8th day of August, 2019, by TOWN OF HEMPSTEAD LOCAL DEVELOPMENT CORPORATION, a local development corporation existing under the laws of the State of New York, having its principal office at 350 Front Street, 2nd Floor, Hempstead, New York 11550 (“**Assignor**”), to and in favor of UMB BANK, N.A., a national banking association duly organized and existing under the laws of the United States of America authorized to accept and execute trusts of the character hereinafter set forth, having its principal corporate trust office at 2 South Broadway, Suite 600, St. Louis, Missouri 63102, as trustee (the “**Trustee**” and “**Assignee**”).

**W I T N E S S E T H :**

In consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Assignor hereby assigns to Assignee, all of Assignor’s right, title and interest in and to the Mortgage and Security Agreement more particularly described on Schedule A attached hereto and made part hereof (collectively, the “**Mortgage**”), which such Mortgage encumbers the premises more particularly described on Schedule B attached hereto and made part hereof, as collateral and security for the payment of the principal of, sinking fund installments of, premiums, if any, and interest on the Assignor’s \$2,470,000 Tax-Exempt Revenue Refunding Bonds, Series 2019A-1 (Circulo Real Property Holding Corporation/Evergreen Charter School Project) (the “**Series 2019A-1 Bonds**”), and its \$11,170,000 Tax-Exempt Revenue Refunding Bonds, Series 2019A-2 (Circulo Real Property Holding Corporation/Evergreen Charter School Project) (the “**Series 2019A-2 Bonds**”; and, together with the Series 2019A-1 Bonds, the “**Series 2019A Bonds**”) and its \$900,000 Taxable Revenue Refunding Bonds (Circulo Real Property Holding Corporation/Evergreen Charter School Project) (the “**Series 2019B Bonds**”; and together with the Series 2019A Bonds, the “**Series 2019 Bonds**”).

**TOGETHER WITH** the bonds or notes or obligations described in said Mortgage, and the monies due and to grow due thereon with the interest.

**TO HAVE AND TO HOLD** the same unto Assignee, and to the successors, legal representatives, and assigns of Assignee forever.

This Assignment is made and delivered without recourse to, and without covenant or warranty, express or implied by, Assignor in any case or event, or for any purpose whatsoever.

(Remainder of Page Intentionally Left Blank – Signature Page Follows)



## SCHEDULE A

\$14,540,000 Mortgage and Security Agreement, dated as of August 1, 2019 is made by CIRCULO REAL PROPERTY HOLDING CORPORATION, a not-for-profit corporation organized and existing under the laws of the State of New York and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the “**Code**”), having an office at 20 West Park Avenue, Long Beach, New York 11561 (the “**Institution**”) to the TOWN OF HEMPSTEAD LOCAL DEVELOPMENT CORPORATION, a local development corporation existing under the laws of the State of New York, having its principal office at 350 Front Street, 2nd Floor, Hempstead, New York 11550 (the “**Issuer**”), which Mortgage and Security Agreement is recorded in the Nassau County Clerk’s office simultaneously herewith.

SCHEDULE B

Mortgaged Property

**ALL** that certain plot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Hempstead, Town of Hempstead, County of Nassau and State of New York, bounded and described as follows:

**BEGINNING** at the corner formed by the intersection of the northerly side of Sycamore Avenue with the easterly side of Peninsula Boulevard;

**RUNNING THENCE** northerly and along the easterly side of Peninsula Boulevard the following 2 courses and distances:

1. North 9 degrees 30 minutes 11 seconds west, 53.95 feet;
2. North 17 degrees 04 minutes 45 seconds east, 152.15 feet to the corner of the easterly side of Peninsula Boulevard with the southerly side of Linden Avenue;

**THENCE** south 72 degrees 01 minutes 41 seconds east and along the southerly side of Linden Avenue, 173.26 feet;

**THENCE** south 17 degrees 58 minutes 19 seconds west, 100.00 feet;

**THENCE** south 72 degrees 01 minute 41 seconds east, 104.00 feet;

**THENCE** south 17 degrees 58 minutes 13 seconds west, 100.00 feet to the northerly side of Sycamore Avenue;

**THENCE** north 72 degrees 01 minutes 41 seconds west and along the northerly side of Sycamore Avenue, 250.00 feet to the corner first mentioned and the point or place of **BEGINNING**.

**TOGETHER** with the right, title and interest, if any, of the party of the first part, in and to any streets and roads abutting the above described premises, to the center line thereof.

**For Information Only:**

134 Linden Avenue, Hempstead, NY 11550

Section: 34 Block: 380 Lots: 328 and 329

and

605 Peninsula Boulevard, Hempstead, NY 11550

Section: 34 Block: 380 Lots: 256, 454-455, 464, 467 and 470

