

NOTICE OF FINAL AGREEMENT

Principal	Loan Date	Maturity	Loan No	Call / Coll	Account	Officer	Initials
\$570,000.00	10-13-2016	10-13-2041	[REDACTED]		[REDACTED]	PBERG	

References in the boxes above are for Lender's use only and do not limit the applicability of this document to any particular loan or item. Any item above containing " * * * " has been omitted due to text length limitations.

Borrower: North Garden Theater, LLC
 929 7th Street West, LLC
 929 7th Street West
 St. Paul, MN 55102

Lender: Sunrise Banks, N.A.
 Como Office
 2300 Como Avenue
 St Paul, MN 55108
 (651) 265-5600

BY SIGNING THIS DOCUMENT EACH PARTY REPRESENTS AND AGREES THAT: (A) THE WRITTEN LOAN AGREEMENT REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES, (B) THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES, AND (C) THE WRITTEN LOAN AGREEMENT MAY NOT BE CONTRADICTED BY EVIDENCE OF ANY PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OR UNDERSTANDINGS OF THE PARTIES.

As used in this Notice, the following terms have the following meanings:

Loan. The term "Loan" means the following described loan: a Variable Rate Nondisclosable Loan to two Limited Liability Companies for \$570,000.00.

Loan Agreement. The term "Loan Agreement" means one or more promises, promissory notes, agreements, undertakings, security agreements, deeds of trust or other documents, or commitments, or any combination of those actions or documents, relating to the Loan, including without limitation the following:

LOAN DOCUMENTS

- | | |
|--|--|
| <ul style="list-style-type: none"> - LLC Resolution: North Garden Theater, LLC - LLC Resolution: 929 7th Street West, LLC - Promissory Note - MN Commercial Guaranty: RTZ PRODUCTIONS, LLC - MN Commercial Security Agreement: Collateral owned by 929 7th Street West, LLC - MN Mortgage for Real Property located at 2911 Armour Terrace, St. Anthony, MN 55418 - MN Assignment of Rents - MN National UCC Financing Statement (Rev. 04/20/11): Collateral owned by 929 7th Street West, LLC - Disbursement Request and Authorization - Model Privacy Notice: North Garden Theater, LLC, 929 7th Street West, LLC, Ryan P. North and Tina L. North | <ul style="list-style-type: none"> - LLC Resolution: RTZ PRODUCTIONS, LLC - Business Loan Agreement - MN Commercial Guaranty: Tina L. North - MN Commercial Guaranty: Ryan P. North - MN Request for Notice of Mortgage Foreclosure: Real Property located at 2911 Armour Terrace, St. Anthony, MN 55418 - MN Mortgage for Real Property located at 929 7th Street West, Saint Paul, MN 55105 - MN Assignment of Rents - Agreement to Provide Insurance - Agreement to Provide Insurance - Notice of Final Agreement |
|--|--|

Parties. The term "Parties" means Sunrise Banks, N.A. and any and all entities or individuals who are obligated to repay the loan or have pledged property as security for the Loan, including without limitation the following:

- | | |
|---------------------|---|
| Borrower: | North Garden Theater, LLC; and 929 7th Street West, LLC |
| Grantor(s): | 929 7th Street West, LLC |
| Grantor(s): | Ryan P. North and Tina L. North |
| Guarantor 1: | RTZ PRODUCTIONS, LLC |
| Guarantor 2: | Ryan P. North |
| Guarantor 3: | Tina L. North |

ADDITIONAL LOAN DOCUMENTS. Authorization (SBA 7(a) Guaranteed Loan) and all SBA documents referenced therein.

NOTICE OF FINAL AGREEMENT
(Continued)

Loan No: 4444100230

Page 2

Each Party who signs below, other than Sunrise Banks, N.A., acknowledges, represents, and warrants to Sunrise Banks, N.A. that it has received, read and understood this Notice of Final Agreement. This Notice is dated October 13, 2018.

BORROWER:

NORTH GARDEN THEATER, LLC

By: Ryan P. North
Ryan P. North, Member of North Garden Theater, LLC

By: Tina L. North
Tina L. North, Member of North Garden Theater, LLC

929 7TH STREET WEST, LLC

By: Ryan P. North
Ryan P. North, Member of 929 7th Street West, LLC

By: Tina L. North
Tina L. North, Member of 929 7th Street West, LLC

GRANTOR:

x Ryan P. North
Ryan P. North, Individually

x Tina L. North
Tina L. North, Individually

GUARANTOR:

RTZ PRODUCTIONS, LLC

By: Tina L. North
Tina L. North, Chief Manager of RTZ PRODUCTIONS, LLC

GUARANTOR:

x Ryan P. North
Ryan P. North, Individually

GUARANTOR:

x Tina L. North
Tina L. North, Individually

LENDER:

SUNRISE BANKS, N.A.

x Paul F. Berg
Paul F. Berg, Vice President