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12/28/2021 02:38 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 7

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

RATIFICATION OF MORTGAGE AND SECURITY AGREEMENT

BY

TRILOGY REAL ESTATE LOWELL, LLC,
a Delaware limited liability company,

and

TRILOGY HEALTHCARE OF LOWELL, LLC,
a Delaware limited liability company,

Collectively as Grantor

FOR THE BENEFIT OF

KEYBANK NATIONAL ASSOCIATION,
a national banking association, as Administrative Agent,

DATED: AS OF December 21, 2021

County: Lake
State: Indiana

(Cedar Creek Health Campus)

FIRST AMERICAN TITLE INSURANCE COMPANY

NCS 1044567-E

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THIS RATIFICATION OF MORTGAGE AND SECURITY AGREEMENT (this "Ratification") is made and entered into as of this 21st day of December, 2021, by **TRILOGY REAL ESTATE LOWELL, LLC**, a Delaware limited liability company ("Owner"), and **TRILOGY HEALTHCARE OF LOWELL, LLC**, a Delaware limited liability company ("Operator"); and together with Owner, collectively "Grantor", (both having a mailing address of Forum Office Park II, 303 N. Hurstbourne Parkway, Suite 200, Louisville, Kentucky 40222, Attn: Gregory A. Conner), for the benefit of **KEYBANK NATIONAL ASSOCIATION**, a national banking association ("KeyBank"), as Administrative Agent (having a mailing address of 726 Exchange Street, Suite 900, Mailcode: NY-00-72-0100, Buffalo, New York 14210, Attn: Yolanda M. Fields, with a copy to KeyBank National Association, 127 Public Square, 8th Floor, Cleveland, Ohio 44114, Attn: Laura Conway) (KeyBank, in its capacity as Administrative Agent, is hereinafter referred to as "Agent") for itself and each other lender (collectively, the "Lenders") which is or may hereafter become a party to the "Credit Agreement" (as hereinafter defined). Capitalized terms used herein that are not otherwise defined herein shall have the meanings set forth in the Credit Agreement.

RECITALS:

WHEREAS, Grantor and other co-borrowers, KeyBank, for itself and as Agent and the Lenders entered into that certain First Amended and Restated Senior Secured Credit Agreement dated as of September 5, 2019 (as the same may be further varied, amended, restated, renewed, consolidated, extended or otherwise supplemented from time to time, the "Credit Agreement"); and

WHEREAS, in connection with the Credit Agreement, Grantor entered into that certain Mortgage and Security Agreement dated as of July 7, 2021, and recorded as Instrument No. 2021-517246, Lake County, Indiana records (as the same may be amended or modified from time to time, the "Security Instrument") encumbering certain real property located in Lake County, Indiana more particularly described on Exhibit "A" attached hereto and incorporated herein and certain personal property related thereto (said real and personal property, the "Property"); and

NOW, THEREFORE, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby acknowledge and agree that all terms, covenants, and provisions of the Security Instrument remain unaltered and in full force and effect, and Grantor does hereby expressly ratify and confirm the Security Instrument. Nothing herein or in any other document executed in connection herewith shall be deemed or construed to constitute, and there has not otherwise occurred, a novation, cancellation, satisfaction, release, extinguishment, or substitution of the indebtedness evidenced by the Notes or the other obligations of Grantor under the Loan Documents.


This Ratification shall be construed and enforced in accordance with the laws of the state where the Property is located. This Ratification shall be binding upon and shall inure to the benefit of Grantor, the other co-borrowers, Agent and the Lenders and their respective permitted successors, successors-in-title and assigns as provided in the Credit Agreement.

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IN WITNESS WHEREOF, each of Owner and Operator has executed this Ratification as of the day and year first above written.

OWNER:

TRILOGY REAL ESTATE LOWELL, LLC, a Delaware limited liability company

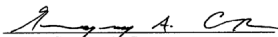
By: 

Name: Gregory A. Conner

Title: Senior Vice-President, Treasurer and Assistant Secretary

OPERATOR:

TRILOGY HEALTHCARE OF LOWELL, LLC, a Delaware limited liability company

By: 

Name: Gregory A. Conner

Title: Senior Vice-President, Treasurer and Assistant Secretary

Property of Lake County Recorder

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ACKNOWLEDGMENT

STATE OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

Before me, a Notary Public in and for said County and personally appeared Gregory A. Conner, the Senior Vice-President, Treasurer and Assistant Secretary of TRILOGY REAL ESTATE LOWELL, LLC, a Delaware limited liability company, who acknowledged execution of the foregoing instrument for and on behalf of said company and stated that the representations therein contained are true.

Witness my hand and Notarial Seal, the 22 day of December 2021.

Cynthia D. Brown
Signature of Notary

Cynthia D. Brown
Print Notary's Name

Notary Public residing in Jefferson County, Kentucky

My commission expires:

September 24, 2023



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ACKNOWLEDGMENT

STATE OF KENTUCKY)
) SS:
COUNTY OF JEFFERSON)

Before me, a Notary Public in and for said County and personally appeared Gregory A. Conner, the Senior Vice-President, Treasurer and Assistant Secretary of TRILOGY HEALTHCARE OF LOWELL, LLC, a Delaware limited liability company, who acknowledged execution of the foregoing instrument for and on behalf of said company and stated that the representations therein contained are true.

Witness my hand and Notarial Seal, the 22 day of December 2021.

Cynthia D. Brown
Signature of Notary

Cynthia D. Brown
Print Notary's Name

Notary Public residing in Jefferson County, Kentucky

My commission expires:

September 24, 2023



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This instrument was prepared by
and after recording return to:
Suneet Sidhu, Esq.
Dentons US LLP
303 Peachtree Street, N.E., Suite 5300
Atlanta, Georgia 30308

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Suneet Sidhu

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Exhibit "A"

Legal Description

Real property in the County of Lake, State of Indiana, described as follows:

PARCEL 1:

LOT 2B2 IN THE RESUBDIVISION OF PART OF LOT 2B IN THE RESUBDIVISION OF LOT 2 IN CS2 AN ADDITION TO THE TOWN OF LOWELL, LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK 106, PAGE 03 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 2:

LOT 2B1 IN THE RESUBDIVISION OF PART OF LOT 2B IN THE RESUBDIVISION OF LOT 2 IN CS2 AN ADDITION TO THE TOWN OF LOWELL, LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK 106, PAGE 03 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.