

COLLATERAL ASSIGNMENT OF LEASES

This Collateral Assignment of Leases is made between Sykes-Vaughan Investments LLC, a Texas limited liability company ("Assignor") and Compass Bank ("Assignee").

WHEREAS, a ground lease, described as the Airport Lease Agreement Fixed Base Operator dated effective August 4, 2015, by and between City of Denton, Texas, a municipal corporation, as Lessor, and BAM Denton Management Ventures, LLC, a Texas limited liability company, as Lessee, was executed effective as of September 1, 2015 by and between BAM Denton Management Ventures LLC and the City of Denton, Texas ("Landlord"), as Owner and Assignor as Lessee for a primary term of forty (40) years, subject to earlier termination as provided in the lease, which was assigned to and assumed by Sykes-Vaughan Investments LLC, a Texas limited liability company in the Airport Lease Assignment and Assumption Agreement dated June 15, 2017 between BAM Denton Management Ventures LLC d/b/a Business Air and Sykes-Vaughan Investments LLC;

WHEREAS, Assignee provided financing for purchase of the Leasehold Estate and certain improvements on such ground leased property; and

WHEREAS, Assignor now wishes to assign the leases to the Assignee, and the Assignee wishes to accept the assignment, for the purpose of securing and enforcing the payment obligations of Assignor to Assignee.

Assignment.

In Consideration of \$10.00 in hand paid, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the obligations for the payment of money incurred by Assignor under those certain note payable to Assignee in the original principal amounts of \$5,960,000.00 dated June 30, 2017 (the "Indebtedness"), and for the purpose of securing and enforcing such Indebtedness, the Assignor assigns to the Assignee and the Assignee's heirs, assigns, executors, and administrators all right, title and interest in and to the leases described above.

Binding on Successors.

This Collateral Assignment of Leases will bind and inure to the benefit of the parties, their heirs, executors, administrators, successors in interest, and assigns.

Dated June 30, 2017

ASSIGNOR:

Sykes-Vaughan Investments LLC, a Texas
limited liability company

By: W. A. Roper Vaughan
W. A. Roper Vaughan, Manager

By: J. Micheal Sykes
J. Micheal Sykes, Manager

ASSIGNEE:

Compass Bank

By: Ernie McGee
Name: ERNIE MCGEE
Title: CITY PRESIDENT

CONSENT OF LANDLORD

The Landlord in the leases described in the foregoing assignment consents to assigning the
lease to Compass Bank.

City of Denton, Landlord

By: _____
Name: _____
Title: _____