12-12-2002

Form PTO-1594
(Rev. 03/01)
OMB No. 0651-0027 (exp. 5/31/2002)
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U.S. DEPARTMENT OF COMMERCE
U.S. Patent and Trademark Office

To the Honorable Commissioner of Patents and Trademarks: Please record the attached original documents or copy thereof.

1. Name of conveying party(ies):

MMI Management Services LP

- ☐ Individual(s)
- ☐ Association
- ☐ General Partnership
- ☒ Limited Partnership
- ☐ Corporation-State
- ☐ Other

12-9-02

Additional name(s) of conveying party(ies) attached? ☐ Yes ☒ No

2. Name and address of receiving party(ies)

Name: Fleet Management Corporation

Internal Address:

Street Address: 5950 Sherry Lane, Suite 300

City: Dallas State: Texas Zip: 75225

- ☐ Individual(s) citizenship
- ☐ Association
- ☐ General Partnership
- ☐ Limited Partnership
- ☒ Corporation-State Rhode Island
- ☐ Other

If assignee is not domiciled in the United States, a domestic representative designation is attached: ☐ Yes ☐ No
(Designations must be a separate document from assignment)
Additional name(s) & address(es) attached? ☐ Yes ☐ No

3. Nature of conveyance:

- ☐ Assignment
- ☐ Merger
- ☒ Security Agreement
- ☐ Change of Name
- ☐ Other

Execution Date: August 12, 2002

4. Application number(s) or registration number(s):

A. Trademark Application No.(s)

B. Trademark Registration No.(s)

1,231,633 1,456,119 1,639,102
1,740,463 1,763,694 1,847,368

Additional number(s) attached ☒ Yes ☐ No

5. Name and address of party to whom correspondence concerning document should be mailed:

Name: Paul C. Jorgensen

Internal Address:

Street Address: Patton Boggs LLP
2550 M Street, N.W.

City: Washington State: DC Zip: 20037

6. Total number of applications and registrations involved: 33

7. Total fee (37 CFR 3.41).....$ 815.00

- ☒ Enclosed
- ☒ Authorized to be charged to deposit account

8. Deposit account number:

500-709

(Attach duplicate copy of this page if paying by deposit account)

DO NOT USE THIS SPACE

9. Statement and signature.

To the best of my knowledge and belief, the foregoing information is true and correct and any attached copy is a true copy of the original document.

PAUL C. JORGENSEN — Name of Person Signing

Paul C. Jorgensen — Signature

12/10/02 — Date

Total number of pages including cover sheet, attachments, and document: 30

Mail documents to be recorded with required cover sheet information to:
Commissioner of Patent & Trademarks, Box Assignments
Washington, D.C. 20231

TRADEMARK APPLICATION NUMBERS AND REGISTRATION NUMBERS
CONTINUATION SHEET

REGISTRATION NUMBERS

1,452,914	1,831,357	1,886,512	739,904	776,472
1,667,345	1,671,760	1,724,979	1,923,284	747,449
704,813	236,844	1,927,697	1,933,116	1,802,552
802,588	2,150,789	288,450	1,392,946	1,314,653
978,870	969,488	1,116,059	1,205,930	1,092,027
1,246,838	1,063,868			

9/10/02

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09-16-2002

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Form PTO-1594
(Rev. 03/01)
OMB No. 0651-0027 (exp. 5/31/2002)
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U.S. DEPARTMENT OF COMMERCE
U.S. Patent and Trademark Office

▼ ▼ ▼

To the Honorable Commissioner of Patents and Trademarks: Please record the attached original documents or copy thereof.

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- ☐ Association
- ☐ General Partnership
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Internal Address:
Street Address: 5950 Sherry Lane, Suite 300
City: Dallas State: Texas Zip: 75225

- ☐ Individual(s) citizenship
- ☐ Association
- ☐ General Partnership
- ☐ Limited Partnership
- ☒ Corporation-State Rhode Island
- ☐ Other

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(Designations must be a separate document from assignment)
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(Attach duplicate copy of this page if paying by deposit account)

DO NOT USE THIS SPACE

9. Statement and signature.
To the best of my knowledge and belief, the foregoing information is true and correct and any attached copy is a true copy of the original document.

PAUL C. JORGENSEN — Name of Person Signing
Signature
8/29/02 — Date

Total number of pages including cover sheet, attachments, and document: 30

Mail documents to be recorded with required cover sheet information to:
Commissioner of Patent & Trademarks, Box Assignments
Washington, D.C. 20231

09/13/2002 JTALLAH2 00000018 1231633
01 FC:481 40.00 OP
02 FC:482 775.00 OP

TRADEMARK COLLATERAL ASSIGNMENT AND SECURITY AGREEMENT

THIS AGREEMENT ("Agreement"), dated August 12, 2002, is by and between MMI MANAGEMENT SERVICES LP, a Delaware limited partnership ("Debtor"), with its chief executive office at 515 W. Greens Road, Suite 710, Houston, Texas 77067 and FLEET CAPITAL CORPORATION, a Rhode Island corporation, having an office at 5950 Sherry Lane, Suite 300, Dallas, Texas 75225, as collateral agent (in such capacity, "Secured Party") for itself and Transamerica Business Capital Corporation, a Delaware corporation formerly known as Transamerica Business Credit Corporation (collectively, the "Lenders") pursuant to the Loan Agreement (as defined below).

WITNESSETH:

WHEREAS, Debtor has adopted, used and is using, and is the owner of the entire right, title, and interest in and to the trademarks, trade names, terms, designs and applications therefor described in Exhibit A hereto and made a part hereof; and

WHEREAS, Secured Party, Lenders and Debtor have entered into financing arrangements pursuant to which Secured Party and Lenders may make loans and advances and provide other financial accommodations to Debtor as set forth in the Second Amended and Restated Loan and Security Agreement, dated October 30, 2001, by and between Secured Party, Lenders, Debtor, MMI Products, Inc., a Delaware corporation ("MMI"), and MMI Management Inc., a Delaware corporation (as the same now exists or may hereafter be amended, modified, supplemented, extended, renewed, restated or replaced, the "Loan Agreement") and other agreements, documents and instruments referred to therein or at any time executed and/or delivered in connection therewith or related thereto, including, but not limited to, this Agreement (all of the foregoing, together with the Loan Agreement, as the same now exist or may hereafter be amended, modified, supplemented, extended, renewed, restated or replaced, being collectively referred to herein as the "Financing Agreements"); and

WHEREAS, in order to induce Secured Party and Lenders to enter into the Loan Agreement and the other Financing Agreements and to make loans and advances and provide other financial accommodations to Debtor pursuant thereto, Debtor has agreed to grant to Secured Party, for the benefit of Lenders, certain collateral security as set forth herein;

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Debtor hereby agrees as follows:

1. GRANT OF SECURITY INTEREST

As collateral security for the prompt performance, observance and indefeasible payment in full of all of the Obligations (as hereinafter defined), Debtor hereby grants to Secured Party a

TRADEMARK
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continuing security interest in and a general lien upon, and a conditional assignment of, the following (being collectively referred to herein as the "Collateral"): (a) all of Debtor's now existing or hereafter acquired right, title, and interest in and to: (i) all of Debtor's trademarks, tradenames, trade styles and service marks and all applications, registrations and recordings relating to the foregoing as may at any time be filed in the United States Patent and Trademark Office or in any similar office or agency of the United States, any State thereof, any political subdivision thereof or in any other country, including, without limitation, the trademarks, terms, designs and applications described in Exhibit A hereto, together with all rights and privileges arising under applicable law with respect to Debtor's use of any trademarks, tradenames, trade styles and service marks, and all reissues, extensions, continuation and renewals thereof (all of the foregoing being collectively referred to herein as the "Trademarks"); and (ii) all prints and labels on which such trademarks, tradenames, tradestyles and service marks appear, have appeared or will appear, and all designs and general intangibles of a like nature; (b) the goodwill of the business symbolized by each of the Trademarks, including, without limitation, all customer lists and other records relating to the distribution of products or services bearing the Trademarks; (c) all income, fees, royalties and other payments at any time due or payable with respect thereto, including, without limitation, payments under all licenses at any time entered into in connection therewith; (d) the right to sue for past, present and future infringements thereof; (e) all rights corresponding thereto throughout the world; and (f) any and all other proceeds of any of the foregoing, including, without limitation, damages and payments or claims by Debtor against third parties for past or future infringement of the Trademarks.

2. OBLIGATIONS SECURED

The security interest, lien and other interests granted to Secured Party pursuant to this Agreement shall secure the prompt performance, observance and payment in full of any and all obligations, liabilities and indebtedness of every kind, nature and description owing by Debtor to Secured Party, Lenders and/or their respective affiliates, including principal, interest, charges, fees, costs and expenses, however evidenced, whether as principal, surety, endorser, guarantor or otherwise, whether arising under this Agreement, the Loan Agreement, the other Financing Agreements or otherwise, whether now existing or hereafter arising, whether arising before, during or after the initial or any renewal term of the Loan Agreement or after the commencement of any case with respect to Debtor under the United States Bankruptcy Code or any similar statute (including, without limitation, the payment of interest and other amounts which would accrue and become due but for the commencement of such case), whether direct or indirect, absolute or contingent, joint or several, due or not due, primary or secondary, liquidated or unliquidated, secured or unsecured, and however acquired by Secured Party or Lenders (all of the foregoing being collectively referred to herein as the "Obligations").

3. REPRESENTATIONS, WARRANTIES AND COVENANTS

Debtor hereby represents, warrants and covenants with and to Secured Party the following (all of such representations, warranties and covenants being continuing so long as any of the Obligations are outstanding):

TRADEMARK
REEL: 002632 FRAME: 0245

(a) Debtor shall pay and perform all of the Obligations according to their terms.

(b) All of the existing Collateral is valid and subsisting in full force and effect, and Debtor owns the sole, full and clear title thereto, and the right and power to grant the security interest and conditional assignment granted hereunder. Debtor shall, at Debtor's expense, perform all acts and execute all documents necessary to maintain the existence of the Collateral consisting of registered Trademarks as registered trademarks and to maintain the existence of all of the Collateral as valid and subsisting, including, without limitation, the filing of any renewal affidavits and applications. The Collateral is not subject to any liens, claims, mortgages, assignments, licenses, security interests or encumbrances of any nature whatsoever, except: (i) the security interests granted hereunder and pursuant to the Loan Agreement, (ii) the security interests permitted under the Loan Agreement, (iii) the licenses permitted under Section 3(e) below, and (iv) the security interests in the Collateral granted by that certain Trademark Security Agreement dated as of August 20, 1992, executed by MMI in favor of Barclays Business Credit, Inc., a predecessor in interest to Secured Party, as Collateral Agent. Debtor hereby agrees and acknowledges that the transfer of any and all Collateral by MMI to Debtor pursuant to that certain Assignment of Intellectual Property, dated as of August 1, 2000, executed by MMI and Debtor, was made subject to the security interest created by such Trademark Security Agreement.

(c) Debtor shall not assign, sell, mortgage, lease, transfer, pledge, hypothecate, grant a security interest in or lien upon, encumber, grant an exclusive or non-exclusive license relating to the Collateral, or otherwise dispose of any of the Collateral, in each case without the prior written consent of Secured Party, except as otherwise permitted herein or in the Loan Agreement. Nothing in this Agreement shall be deemed a consent by Secured Party to any such action, except as such action is expressly permitted hereunder.

(d) Debtor shall, at Debtor's expense, promptly perform all acts and execute all documents requested at any time by Secured Party to evidence, perfect, maintain, record or enforce the security interest in and conditional assignment of the Collateral granted hereunder or to otherwise further the provisions of this Agreement. Debtor hereby authorizes Secured Party to execute and file one or more financing statements (or similar documents) with respect to the Collateral, signed only by Secured Party or as otherwise determined by Secured Party. Debtor further authorizes Secured Party to have this Agreement or any other similar security agreement filed with the Commissioner of Patents and Trademarks or any other appropriate federal, state or government office.

(e) As of the date hereof, Debtor does not have any Trademarks registered, or subject to pending applications, in the United States Patent and Trademark Office or any similar office or agency in the United States, any State thereof or any political subdivision thereof, other than those described in Exhibit A hereto and has not granted any licenses with respect thereto other than as set forth in Exhibit B hereto.

(f) Debtor shall, concurrently with the execution and delivery of this Agreement, execute and deliver to Secured Party five (5) originals of a Special Power of Attorney in the form of Exhibit C annexed hereto for the implementation of the assignment, sale or other disposition

TRADEMARK
REEL: 002632 FRAME: 0246

of the Collateral pursuant to Secured Party's exercise of the rights and remedies granted to Secured Party hereunder.

(g) Secured Party may, in its discretion, pay any amount or do any act which Debtor fails to pay or do as required hereunder or as requested by Secured Party to preserve, defend, protect, maintain, record or enforce the Obligations, the Collateral, or the security interest and conditional assignment granted hereunder, including, but not limited to, all filing or recording fees, court costs, collection charges, attorneys' fees and legal expenses. Debtor shall be liable to Secured Party for any such payment, which payment shall be deemed an advance by Secured Party to Debtor, shall be payable on demand together with interest at the rate then applicable to the Obligations set forth in the Loan Agreement and shall be part of the Obligations secured hereby.

(h) Debtor shall not file any application for the registration of a Trademark with the United States Patent and Trademark Office or any similar office or agency in the United States, unless Debtor has given Secured Party thirty (30) days prior written notice of such action. If, after the date hereof, Debtor shall (i) obtain any registered trademark or tradename, or apply for any such registration in the United States Patent and Trademark Office or in any similar office or agency in the United States, any State thereof, any political subdivision thereof or in any other country, or (ii) become the owner of any trademark registrations or applications for trademark registration used in the United States or any State thereof, political subdivision thereof or in any other country, the provisions of Section 1 hereof shall automatically apply thereto. Upon the request of Secured Party, Debtor shall promptly execute and deliver to Secured Party any and all assignments, agreements, instruments, documents and such other papers as may be requested by Secured Party to evidence the security interest in and conditional assignment of such Trademark in favor of Secured Party.

(i) Debtor has not abandoned any of the Trademarks, except as set forth on Exhibit A, and Debtor will not do any act, nor omit to do any act, whereby the Trademarks may become abandoned, invalidated, unenforceable, avoided, or avoidable, except Trademarks that Debtor determines in its reasonable business judgment are no longer necessary or desirable to maintain for the operation of its business. Debtor shall notify Secured Party immediately if it knows or has reason to know of any reason why any application, registration, or recording with respect to the Trademarks may become abandoned, canceled, invalidated, avoided, or avoidable.

(j) Debtor shall render any assistance, as Secured Party shall determine is necessary, to Secured Party in any proceeding before the United States Patent and Trademark Office, any federal or state court, or any similar office or agency in the United States, any State thereof, any political subdivision thereof or in any other country, to maintain such application and registration of the Trademarks as Debtor's exclusive property and to protect Secured Party's interest therein, including, without limitation, filing of renewals, affidavits of use, affidavits of incontestability and opposition, interference, and cancellation proceedings.

(k) No material infringement or unauthorized use presently is being made of any of the Trademarks that would adversely affect in any material respect the fair market value of the

TRADEMARK
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Collateral or the benefits of this Agreement granted to Secured Party, including, without limitation, the validity, priority or perfection of the security interest granted herein or the remedies of Secured Party hereunder. Debtor shall promptly notify Secured Party if Debtor (or any affiliate or subsidiary thereof) learns of any use by any person of any term or design which infringes on any Trademark or is likely to cause confusion with any Trademark. If requested by Secured Party, Debtor, at Debtor's expense, shall join with Secured Party in such action as Secured Party, in Secured Party's discretion, may deem advisable for the protection of Secured Party's interest in and to the Trademarks.

(l) Debtor assumes all responsibility and liability arising from the use of the Trademarks and Debtor hereby indemnifies and holds Secured Party harmless from and against any claim, suit, loss, damage, or expense (including attorneys' fees and legal expenses) arising out of any alleged defect in any product manufactured, promoted, or sold by Debtor (or any affiliate or subsidiary thereof) in connection with any Trademark or out of the manufacture, promotion, labeling, sale or advertisement of any such product by Debtor (or any affiliate or subsidiary thereof). The foregoing indemnity shall survive the payment of the Obligations, the termination of this Agreement and the termination or non-renewal of the Loan Agreement.

(m) Debtor shall promptly pay Secured Party for any and all expenditures made by Secured Party pursuant to the provisions of this Agreement or for the defense, protection or enforcement of the Obligations, the Collateral, or the security interests and conditional assignment granted hereunder, including, but not limited to, all filing or recording fees, court costs, collection charges, travel expenses, and attorneys' fees and legal expenses. Such expenditures shall be payable on demand, together with interest at the rate then applicable to the Obligations set forth in the Loan Agreements and shall be part of the Obligations secured hereby.

4. EVENTS OF DEFAULT

All Obligations shall become immediately due and payable, without notice or demand, at the option of Secured Party, upon the occurrence of any Event of Default, as such term is defined in the Loan Agreement (each an "Event of Default" hereunder).

5. RIGHTS AND REMEDIES

At any time an Event of Default exists or has occurred and is continuing, in addition to all other rights and remedies of Secured Party, whether provided under this Agreement, the Loan Agreement, the other Financing Agreements, applicable law or otherwise, Secured Party shall have the following rights and remedies which may be exercised without notice to, or consent by, Debtor except as such notice or consent is expressly provided for hereunder:

(a) Secured Party may require that neither Debtor nor any affiliate or subsidiary of Debtor make any use of the Trademarks or any marks similar thereto for any purpose whatsoever. Secured Party may make use of any Trademarks for the sale of goods, completion of work-in-process or rendering of services in connection with enforcing any other security interest

TRADEMARK
REEL: 002632 FRAME: 0248

granted to Secured Party by Debtor or any subsidiary or affiliate of Debtor or for such other reason as Secured Party may determine.

(b) Secured Party may grant such license or licenses relating to the Collateral for such term or terms, on such conditions, and in such manner, as Secured Party shall in its discretion deem appropriate. Such license or licenses may be general, special or otherwise, and may be granted on an exclusive or non-exclusive basis throughout all or any part of the United States of America, its territories and possessions, and all foreign countries.

(c) Secured Party may assign, sell or otherwise dispose of the Collateral or any part thereof, either with or without special conditions or stipulations except that if notice to Debtor of intended disposition of Collateral is required by law, the giving of five (5) days prior written notice to Debtor of any proposed disposition shall be deemed reasonable notice thereof and Debtor waives any other notice with respect thereto. Secured Party shall have the power to buy the Collateral or any part thereof, and Secured Party shall also have the power to execute assurances and perform all other acts which Secured Party may, in its discretion, deem appropriate or proper to complete such assignment, sale, or disposition. In any such event, Debtor shall be liable for any deficiency.

(d) In addition to the foregoing, in order to implement the assignment, sale, or other disposition of any of the Collateral pursuant to the terms hereof, Secured Party may at any time execute and deliver on behalf of Debtor, pursuant to the authority granted in the Powers of Attorney described in Section 3(f) hereof, one or more instruments of assignment of the Trademarks (or any application, registration, or recording relating thereto), in form suitable for filing, recording, or registration. Debtor agrees to pay Secured Party on demand all costs incurred in any such transfer of the Collateral, including, but not limited to, any taxes, fees, and attorneys' fees and legal expenses. Debtor agrees that Secured Party has no obligation to preserve rights to the Trademarks against any other parties.

(e) Secured Party may first apply the proceeds actually received from any such license, assignment, sale or other disposition of any of the Collateral to the costs and expenses thereof, including, without limitation, attorneys' fees and all legal, travel and other expenses which may be incurred by Secured Party. Thereafter, Secured Party may apply any remaining proceeds to such of the Obligations as Secured Party may in its discretion determine. Debtor shall remain liable to Secured Party for any of the Obligations remaining unpaid after the application of such proceeds, and Debtor shall pay Secured Party on demand any such unpaid amount, together with interest at the rate then applicable to the Obligations set forth in the Loan Agreement.

(f) Debtor shall supply to Secured Party or to Secured Party's designee, Debtor's knowledge and expertise relating to the manufacture and sale of the products and services bearing the Trademarks and Debtor's customer lists and other records relating to the Trademarks and the distribution thereof.

TRADEMARK
REEL: 002632 FRAME: 0249

(g) Nothing contained herein shall be construed as requiring Secured Party to take any such action at any time. All of Secured Party's rights and remedies, whether provided under this Agreement, the other Financing Agreements, applicable law, or otherwise, shall be cumulative and none is exclusive. Such rights and remedies may be enforced alternatively, successively, or concurrently.

6. JURY TRIAL WAIVER; OTHER WAIVERS AND CONSENTS; GOVERNING LAW

(a) The validity, interpretation and enforcement of this Agreement and the other Financing Agreements and any dispute arising out of the relationship between the parties hereto, whether in contract, tort, equity or otherwise, shall be governed by the internal laws of the State of Texas (without giving effect to principles of conflicts of law).

(b) Debtor and Secured Party irrevocably consent and submit to the non-exclusive jurisdiction of the State of Texas and the United States District Court for the Northern District of Texas and waive any objection based on venue or forum non conveniens with respect to any action instituted therein arising under this Agreement or any of the other Financing Agreements or in any way connected or related or incidental to the dealings of Debtor and Secured Party in respect of this Agreement or the other Financing Agreements or the transactions related hereto or thereto, in each case whether now existing or thereafter arising, and whether in contract, tort, equity or otherwise, and agree that any dispute with respect to any such matters shall be heard only in the courts described above (except that Secured Party shall have the right to bring any action or proceeding against Debtor or its property in the courts of any other jurisdiction which Secured Party deems necessary or appropriate in order to realize on the Collateral or to otherwise enforce its rights against Debtor or its property).

(c) Debtor hereby waives personal service of any and all process upon it and consents that all such service of process may be made by certified mail (return receipt requested) directed to its address set forth herein and service so made shall be deemed to be completed five (5) days after the same shall have been so deposited in the U.S. mails, or, at Secured Party's option, by service upon Debtor in any other manner provided under the rules of any such courts. Within thirty (30) days after such service, Debtor shall appear in answer to such process, failing which Debtor shall be deemed in default and judgment may be entered by Secured Party against Debtor for the amount of the claim and other relief requested.

(d) DEBTOR AND SECURED PARTY EACH HEREBY WAIVES ANY RIGHT TO TRIAL BY JURY OF ANY CLAIM, DEMAND, ACTION OR CAUSE OF ACTION (i) ARISING UNDER THIS AGREEMENT OR ANY OF THE OTHER FINANCING AGREEMENTS OR (ii) IN ANY WAY CONNECTED WITH OR RELATED OR INCIDENTAL TO THE DEALINGS OF DEBTOR AND SECURED PARTY IN RESPECT OF THIS AGREEMENT OR ANY OF THE OTHER FINANCING AGREEMENTS OR THE TRANSACTIONS RELATED HERETO OR THERETO IN EACH CASE WHETHER NO EXISTING OR HEREAFTER ARISING, AND WHETHER IN CONTRACT, TORT, EQUITY OR OTHERWISE. DEBTOR AND SECURED PARTY EACH HEREBY AGREES AN

TRADEMARK
REEL: 002632 FRAME: 0250

CONSENTS THAT ANY SUCH CLAIM, DEMAND, ACTION OR CAUSE OF ACTION SHALL BE DECIDED BY COURT TRIAL WITHOUT A JURY AND THAT DEBTOR OR SECURED PARTY MAY FILE AN ORIGINAL COUNTERPART OF A COPY OF THIS AGREEMENT WITH ANY COURT AS WRITTEN EVIDENCE OF THE CONSENT OF DEBTOR AND SECURED PARTY TO THE WAIVER OF THEIR RIGHT TO TRIAL BY JURY.

(e) Secured Party shall not have any liability to Debtor (whether in tort, contract, equity or otherwise) for losses suffered by Debtor in connection with, arising out of, or in any way related to the transactions or relationships contemplated by this Agreement, or any act, omission or event occurring in connection herewith, unless it is determined by a final and non-appealable judgment or court order binding on Secured Party that the losses were the result of acts or omissions constituting gross negligence or willful misconduct. In any such litigation, Secured Party shall be entitled to the benefit of the rebuttable presumption that it acted in good faith and with the exercise of ordinary care in the performance by it of the terms of this Agreement and the other Financing Agreements.

7. MISCELLANEOUS

(a) All notices, requests and demands hereunder shall be in writing and deemed to have been given or made: if delivered in person, immediately upon delivery; if by telex, telegram or facsimile transmission, immediately upon sending and upon confirmation of receipt; if by nationally recognized overnight courier service with instructions to deliver the next business day, one (1) business day after sending; and if by certified mail, return receipt requested, five (5) days after mailing. All notices, requests and demands upon the parties are to be given to the following addresses (or to such other address as any party may designate by notice in accordance with this Section):

If to Debtor:	MMI Management Services LP 515 W. Greens Road Suite 710 Houston, Texas 77067 Attention: Chief Financial Officer
If to Secured Party:	Fleet Capital Corporation 5950 Sherry Lane Suite 300 Dallas, Texas 75225 Attention: Loan Administration Manager

(b) All references to the plural herein shall also mean the singular and to the singular shall also mean the plural. All references to Debtor and Secured Party pursuant to the definitions set forth in the recitals hereto, or to any other person herein, shall include their respective successors and assigns. The words "hereof," "herein," "hereunder," "this Agreement" and words of similar import when used in this Agreement shall refer to this Agreement as a whole and not

TRADEMARK
REEL: 002632 FRAME: 0251

any particular provision of this Agreement and as this Agreement now exists or may hereafter be amended, modified, supplemented, extended, renewed, restated or replaced. An Event of Default shall exist or continue or be continuing until such Event of Default is waived in accordance with Section 7(e) hereof. All references to the term "Person" or "person" herein shall mean any individual, sole proprietorship, partnership, corporation (including, without limitation, any corporation which elects subchapter S status under the Internal Revenue Code of 1986, as amended), limited liability company, limited liability partnership, business trust, unincorporated association, joint stock company, trust, joint venture or other entity or any government or any agency or instrumentality or political subdivision thereof.

(c) This Agreement, the other Financing Agreements and any other document referred to herein or therein shall be binding upon Debtor and its successors and assigns and inure to the benefit of and be enforceable by Secured Party and its successors and assigns.

(d) If any provision of this Agreement is held to be invalid or unenforceable, such invalidity or unenforceability shall not invalidate this Agreement as a whole, but this Agreement shall be construed as though it did not contain the particular provision held to be invalid or unenforceable and the rights and obligations of the parties shall be construed and enforced only to such extent as shall be permitted by applicable law.

(e) Neither this Agreement nor any provision hereof shall be amended, modified, waived or discharged orally or by course of conduct, but only by a written agreement signed by an authorized officer of Secured Party. Secured Party shall not, by any act, delay, omission or otherwise be deemed to have expressly or impliedly waived any of its rights, powers and/or remedies unless such waiver shall be in writing and signed by an authorized officer of Secured Party. Any such waiver shall be enforceable only to the extent specifically set forth therein. A waiver by Secured Party of any right, power and/or remedy on any one occasion shall not be construed as a bar to or waiver of any such right, power and/or remedy which Secured Party would otherwise have on any future occasion, whether similar in kind or otherwise.

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IN WITNESS WHEREOF, Debtor and Secured Party have executed this Agreement as of the day and year first above written.

DEBTOR:
MMI MANAGEMENT SERVICES LP,
a Delaware limited partnership

By: MMI Products, Inc., a Delaware corporation,
its general partner

By: _____
Name: Robert N. Penczar
Title: Chief Financial Officer

BENEFICIARY:

FLEET CAPITAL CORPORATION,
a Rhode Island corporation, as Collateral Agent
for itself and the Lenders

By: _____
Name: _____
Title: _____

STATE OF Texas)
) ss.:
COUNTY OF Harris)

On this 12th day of August, 2002, before me personally came Robert N. Tenczar, to me known, who being duly sworn, did depose and say, that he is the Chief Financial Officer of MMI Products, Inc., the general partner of MMI Management Services LP, the corporation authorized to act on behalf of the limited partnership and execute the foregoing instrument; and that he signed his name thereto by order of the Board of Directors of such corporation.

Vicki Vieneck
Notary Public

STATE OF _____)
) ss.:
COUNTY OF _____)

On this ____ day of August, 2002, before me personally came Hance VanBeber, to me known, who, being duly sworn, did depose and say, that he is the Senior Vice President of FLEET CAPITAL CORPORATION, the corporation described in and which executed the foregoing instrument; and that he signed his name thereto by order of the Board of Directors of said corporation.

_____
Notary Public

IN WITNESS WHEREOF, Debtor and Secured Party have executed this Agreement as of the day and year first above written.

DEBTOR:
MMI MANAGEMENT SERVICES LP,
a Delaware limited partnership

By: MMI Products, Inc., a Delaware corporation,
its general partner

By: _____
Name: _____
Title: _____

BENEFICIARY:

FLEET CAPITAL CORPORATION,
a Rhode Island corporation, as Collateral Agent
for itself and the Lenders

By: Hance VanBeber
Name: Hance VanBeber
Title: Senior Vice President

TRADEMARK
REEL: 002632 FRAME: 0255

STATE OF _____)
) ss.:
COUNTY OF _____)

On this ____ day of August, 2002, before me personally came Robert N. Tenczar, to me known, who being duly sworn, did depose and say, that he is the Chief Financial Officer of MMI Products, Inc., the general partner of MMI Management Services LP, the corporation authorized to act on behalf of the limited partnership and execute the foregoing instrument; and that he signed his name thereto by order of the Board of Directors of such corporation.

_____
Notary Public

STATE OF TEXAS)
) ss.:
COUNTY OF DALLAS)

On this 12th day of August, 2002, before me personally came Hance VanBeber, to me known, who, being duly sworn, did depose and say, that he is the Senior Vice President of FLEET CAPITAL CORPORATION, the corporation described in and which executed the foregoing instrument; and that he signed his name thereto by order of the Board of Directors of said corporation.

MARGARET A. HENDERSON
Notary Public, State of Texas
My Commission Expires 07-05-03

Margaret A. Henderson
Notary Public

EXHIBIT A
TO
TRADEMARK COLLATERAL ASSIGNMENT
AND SECURITY AGREEMENT

LIST OF TRADEMARKS AND TRADEMARK APPLICATIONS

Trademark Name	Application Serial No.	Application Filing Date	Reg. Number	Reg. Date	Date First Used
Tuf Link Product Application: Brand name Applied to general line of light gauge Chain link fence fabric sold to National accounts for resale In D.I.Y. Industry.			1,231,633	03/22/83	07/31/81
Woodlink Product Application: Brand name for Merchants Metals line of privacy Chain link fence which incorporates Red-wood slats preinstalled in the Chain link fence fabric.			1,456,119	09/08/87	12/24/86
Medo Mesh Product Application: Brand name Given to reinforcing bar restrainers For Earthquake load resistance. Sold Through Meadow Steel and Ivy Steel.			1,639,102	03/26/91	03/27/89
MMI Pro Set Product Application: Brand name Given to cementitious product Used as admixture and curing excel-Lerator for concrete. Distributed Through Merchants Metals.			1,740,463	12/15/92	01/03/92
Tuf Wood Product Application: Brand name Given to Merchants Metals line Of wood fence materials, not Currently being used.			1,763,694	04/06/93	04/02/91
Tuf Wood "Plus" Product Application: Brand name Given to pressure treated water Repellant line of wood fence material Sold through Merchants, not Currently being used.			(See Above)	(See Above)	02/31/92

MMI Pro Mix Product Application: Brand name Given to fast setting concrete Mixture. Distributed through Merchants Metals' national accounts.			1,847,368	07/26/94	04/19/93
Priva/Link Product Application: Brand name for Merchants Metals line of privacy Vinyl coated chain link fence which Incorporates vinyl slats pre-installed In the chain link fence fabric.			1,452,914	08/18/87	12/17/86
Landscaper For: Non-metal fence Panels and Fence posts, in Class 19 (U.S. L.12).			1,831,357	04/19/94	12/92
Armacolor For: Vinyl coated metal fencing Systems comprising fabric, Framework posts, gates and fittings Therefore in Class 6 (U.S. CL.12).			1,886,512	03/28/95	05/93
Colorbond For: Chain Link fence in Class 13. For Pipe and fence fittings in Class 13.			739,904 776,472	10/30/62 09/08/64	04/21/61 11/20/63
Vintage Square For: Ornamental metal fencing in Class 6 (U.S. CL.12).			1,667,345	12/10/91	02/89
TimberCraft & design trademark For: Wooden fences, decks and Gazebos in Class 19 (U.S. CL.12).			1,671,760	01/14/92	02/19/89
Naturelink and design trademark For: Vinyl coated Chain link fencing System comprising Fittings. Frame-work, Fabric, posts and Gates: and vinyl Coating therefor, all Sold as a unit, in Class 6 (U.S. CLS. 12, 13 and 16).			1,724,979	10/20/92	02/89
Doxie and design trademark For: Fence Materials. T-14 metals and metal castings and forgings.			56455 (IL)	04/23/85	05/01/60

Easy Link and design trademark For: Metal casted And forged chain Linked fence fittings, posts, anchors And fabric. T-14 Metals and metal Castings and Forgings.			49168 (IL)*	10/10/80	10/10/80
Armalume For: Metal fencing Systems Comprising Fabric, framework, Posts, gates, and Fittings therefor, in Class 6, (US CL.12).			1,923,284	10/03/95	05/93
National Mesh For: Welded wire Concrete Reinforcing Fabrics, in Class 19, (U.S. CL 12).			747,449	04/02/63	09/27/55
N National Mesh and design trademark For: Welded wire Concrete Reinforcing Fabrics in Class 19, (U.S. CL 12)			704,813	09/27/60	08/25/59
Steeltex and design trademark For: Reinforcement Material for plaster And cement, includeing Wire fabric Having a Paper Backing in Class 19, (U.S. CL 12).			236,844	12/27/27	06/15/27
Merchants Metals The First Name In Fence and design trademark For: Additive for cement; metal fences, posts and gates; and wooden fences, in CLs 1, 6 and 19 (U.S. CLs 6012).			1,927,697	10/17/95	11/15/93
Zig-Zag and design trademark For: Metal supports for reinforcing mesh, mats or bars in concrete, in Class 6, (U.S. CLs 2, 12, 13, 14, 23, 25 and 50).			1,933,116	11/07/95	12/90

* -- Will permit to lapse.

Fence Pro Metal Fasteners, namely nails, bolts and screws, in Class 6 (U.S. CLS 13 & 14)			1,802,552	11/02/93	09/18/92
Safe-T-Load For: Shelf Angle Inserts			802,588	12/20/66	12/06/65
VARIGRID For: Welded wire fabric used for reinforced concrete in Class 6.			2,150,789	04/14/98	11/80
PAGE			288,450	10/27/31	
ARMORLINK			1,392,946	05/13/86	
JIFFY-KENNEL			1,314,653	01/15/85	
Penta-Ties			978,870*	2/19/79	
Pentagon Design			969,488*	10/02/73	
Spartan-Cote			1,116,059*	9/3/79	
Rapid-Lift			1,205,930*		
BC Logo			1,092,027*		
Burke Super Lift			1,246,838*	8/2/83	
Burke Industries			1,063,868*	9/19/77	

EXHIBIT B
TO
TRADEMARK COLLATERAL ASSIGNMENT
AND SECURITY AGREEMENT

Exclusive Trademark License Agreement for fixing and anchoring products dated July 24, 1995 between MMI Products, Inc. and Halfen GmbH & Co.

SPECIAL POWER OF ATTORNEY

STATE OF Texas)
) ss.:
COUNTY OF Harris)

KNOW ALL MEN BY THESE PRESENTS, that MMI MANAGEMENT SERVICES LP, a Delaware limited partnership ("Debtor"), with its chief executive office at 515 W. Greens Road, Suite 710, Houston, Texas 77067 hereby appoints and constitutes, severally, FLEET CAPITAL CORPORATION ("Secured Party"), and each of its officers, its true and lawful attorney, with full power of substitution and with full power and authority to perform the following acts on behalf of Debtor:

1. Execution and delivery of any and all agreements, documents, instrument of assignment, or other papers which Secured Party, in its discretion, deems necessary or advisable for the purpose of assigning, selling, or otherwise disposing of all right, title, and interest of Debtor in and to any trademarks and all registrations, recordings, reissues, extensions, and renewals thereof, or for the purpose of recording, registering and filing of, or accomplishing any other formality with respect to the foregoing.

2. Execution and delivery of any and all documents, statements, certificates or other papers which Secured Party, in its discretion, deems necessary or advisable to further the purposes described in Subparagraph 1 hereof.

This Power of Attorney is made pursuant to a Trademark Collateral Assignment and Security Agreement, dated of even date herewith, between Debtor and Secured Party (the "Security Agreement") and is subject to the terms and provisions thereof. This Power of Attorney, being coupled with an interest, is irrevocable until all "Obligations", as such term is defined in the Security Agreement, are paid in full and the Security Agreement is terminated in writing by Secured Party.

DA1:\308151\01\6LRR01!.DOC\60564.0001

Dated: August 12, 2002

MMI MANAGEMENT SERVICES LP,
a Delaware limited partnership

By: MMI Products, Inc., a Delaware corporation, its general partner

By: _____
Robert N. Tenczar
Chief Financial Officer

STATE OF Texas)
) ss.:
COUNTY OF Harris)

On this 12th day of August, 20021, before me personally came Robert N. Tenczar, to me known, who being duly sworn, did depose and say, that he is the Chief Financial Officer of MMI Products, Inc., the general partner of MMI Management Services LP, the corporation authorized to act on behalf of the limited partnership and execute the foregoing instrument; and that he signed his name thereto by order of the Board of Directors of such corporation.

_____
Notary Public

TRADEMARK
REEL: 002632 FRAME: 0263

SPECIAL POWER OF ATTORNEY

STATE OF Texas)
) ss.:
COUNTY OF Harris)

KNOW ALL MEN BY THESE PRESENTS, that MMI MANAGEMENT SERVICES LP, a Delaware limited partnership ("Debtor"), with its chief executive office at 515 W. Greens Road, Suite 710, Houston, Texas 77067 hereby appoints and constitutes, severally, FLEET CAPITAL CORPORATION ("Secured Party"), and each of its officers, its true and lawful attorney, with full power of substitution and with full power and authority to perform the following acts on behalf of Debtor:

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Dated: August 12, 2002

MMI MANAGEMENT SERVICES LP,
a Delaware limited partnership

By: MMI Products, Inc., a Delaware corporation, its general partner

By: _____
Robert N. Tenczar
Chief Financial Officer

STATE OF Texas)
) ss.:
COUNTY OF Harris)

On this 12th day of August, 20021, before me personally came Robert N. Tenczar, to me known, who being duly sworn, did depose and say, that he is the Chief Financial Officer of MMI Products, Inc., the general partner of MMI Management Services LP, the corporation authorized to act on behalf of the limited partnership and execute the foregoing instrument; and that he signed his name thereto by order of the Board of Directors of such corporation.

_____
Notary Public

TRADEMARK
REEL: 002632 FRAME: 0265

SPECIAL POWER OF ATTORNEY

STATE OF Texas)
) ss.:
COUNTY OF Harris)

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Dated: August 12, 2002

MMI MANAGEMENT SERVICES LP,
a Delaware limited partnership

By: MMI Products, Inc., a Delaware corporation, its general partner

By: _____
Robert N. Tenczar
Chief Financial Officer

STATE OF Texas)
) ss.:
COUNTY OF Harris)

On this 12th day of August, 20021, before me personally came Robert N. Tenczar, to me known, who being duly sworn, did depose and say, that he is the Chief Financial Officer of MMI Products, Inc., the general partner of MMI Management Services LP, the corporation authorized to act on behalf of the limited partnership and execute the foregoing instrument; and that he signed his name thereto by order of the Board of Directors of such corporation.

_____
Notary Public

TRADEMARK
REEL: 002632 FRAME: 0267

SPECIAL POWER OF ATTORNEY

STATE OF Texas)
) ss.:
COUNTY OF Harris)

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Dated: August 12, 2002

MMI MANAGEMENT SERVICES LP,
a Delaware limited partnership

By: MMI Products, Inc., a Delaware corporation, its general partner

By: _____
Robert N. Tenczar
Chief Financial Officer

STATE OF Texas)
) ss.:
COUNTY OF Harris)

On this 12th day of August, 20021, before me personally came Robert N. Tenczar, to me known, who being duly sworn, did depose and say, that he is the Chief Financial Officer of MMI Products, Inc., the general partner of MMI Management Services LP, the corporation authorized to act on behalf of the limited partnership and execute the foregoing instrument; and that he signed his name thereto by order of the Board of Directors of such corporation.

_____
Notary Public

TRADEMARK
REEL: 002632 FRAME: 0269

SPECIAL POWER OF ATTORNEY

STATE OF Texas)
) ss.:
COUNTY OF Harris)

KNOW ALL MEN BY THESE PRESENTS, that MMI MANAGEMENT SERVICES LP, a Delaware limited partnership ("Debtor"), with its chief executive office at 515 W. Greens Road, Suite 710, Houston, Texas 77067 hereby appoints and constitutes, severally, FLEET CAPITAL CORPORATION ("Secured Party"), and each of its officers, its true and lawful attorney, with full power of substitution and with full power and authority to perform the following acts on behalf of Debtor:

1. Execution and delivery of any and all agreements, documents, instrument of assignment, or other papers which Secured Party, in its discretion, deems necessary or advisable for the purpose of assigning, selling, or otherwise disposing of all right, title, and interest of Debtor in and to any trademarks and all registrations, recordings, reissues, extensions, and renewals thereof, or for the purpose of recording, registering and filing of, or accomplishing any other formality with respect to the foregoing.

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Dated: August 12, 2002

MMI MANAGEMENT SERVICES LP,
a Delaware limited partnership

By: MMI Products, Inc., a Delaware corporation, ~~its~~ general ~~partner~~

By: Robert N. Tenczar
Robert N. Tenczar
Chief Financial Officer

STATE OF Texas)
) ss.:
COUNTY OF Harris)

On this 12th day of August, 20021, before me personally came Robert N. Tenczar, to me known, who being duly sworn, did depose and say, that he is the Chief Financial Officer of MMI Products, Inc., the general partner of MMI Management Services LP, the corporation authorized to act on behalf of the limited partnership and execute the foregoing instrument; and that he signed his name thereto by order of the Board of Directors of such corporation.

Vicki Viereck
Notary Public

RECORDED: 09/10/2002

TRADEMARK
REEL: 002632 FRAME: 0271