

TRADEMARK ASSIGNMENT

Electronic Version v1.1
 Stylesheet Version v1.1

SUBMISSION TYPE:	NEW ASSIGNMENT		
NATURE OF CONVEYANCE:	SECURITY INTEREST		
CONVEYING PARTY DATA			
Name	Formerly	Execution Date	Entity Type
Empire Comfort Systems, Inc.		01/30/2009	CORPORATION: ILLINOIS

RECEIVING PARTY DATA	
Name:	Bank of America, N.A.
Street Address:	135 South LaSalle Street
Internal Address:	Suite 425
City:	Chicago
State/Country:	ILLINOIS
Postal Code:	60603
Entity Type:	national banking association: ILLINOIS

PROPERTY NUMBERS Total: 40

Property Type	Number	Word Mark
Registration Number:	3412864	LEISURE CHEF
Registration Number:	3383353	STONE RIVER
Registration Number:	3383352	ROCK CREEK
Registration Number:	3321381	MANTIS
Registration Number:	3150750	
Serial Number:	78665654	
Registration Number:	3059470	HEARTHRITE
Serial Number:	78162968	SMOKER SHUTTER
Serial Number:	77085510	YARDWARMER
Serial Number:	76397192	SUPERB OUTFITTERS
Registration Number:	2832704	WHITE MOUNTAIN HEARTH
Registration Number:	2823881	TAOS
Serial Number:	76397152	WHITE MOUNTAIN LOG COLLECTION

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Registration Number:	2823880	FLAGSTAFF
Registration Number:	2825932	VAIL
Registration Number:	2821615	ECS
Registration Number:	2823879	BRECKENRIDGE
Registration Number:	2942471	TAHOE
Serial Number:	76397050	KEYSTONE
Registration Number:	2818100	EMPIRE
Registration Number:	2818099	EMPIRE HEATING SYSTEMS
Registration Number:	2753951	FLAME ART
Registration Number:	2650245	OPTIONS BY BROILMASTER
Registration Number:	2650213	OPTIONS
Registration Number:	2477106	SUPERB
Registration Number:	2070597	EMPIRE
Serial Number:	74403586	SOLSTAR
Registration Number:	1775820	EMPIRE INDIGLO
Serial Number:	74156645	EMPIRE INDIGO
Registration Number:	1686240	EMPULSE
Registration Number:	1370018	EMPIRE COMFORT SYSTEMS
Serial Number:	71447103	EMPIRE
Serial Number:	72204778	EMPIRE
Serial Number:	71674380	EMPIRE
Serial Number:	73544453	GEMINI II
Serial Number:	73439279	BROILMASTER
Serial Number:	75525689	'HUGGA-RACK'
Serial Number:	75791630	BROILMASTER PREMIUM GAS GRILLS
Serial Number:	75787390	THE MOST DURABLE GRILL KNOWN TO MAN
Serial Number:	75837477	THE CINCH

CORRESPONDENCE DATA

Fax Number: (312)876-1155
Correspondence will be sent via US Mail when the fax attempt is unsuccessful.
Phone: 312-627-2508
Email: dtsai@dykema.com
Correspondent Name: Diana Tsai, Dykema Gossett PLLC
Address Line 1: 10 South Wacker Drive
Address Line 2: Suite 2300
Address Line 4: Chicago, ILLINOIS 60606

ATTORNEY DOCKET NUMBER:	104295-0002
NAME OF SUBMITTER:	Diana Tsai
Signature:	/DianaTsai/
Date:	02/02/2009

Total Attachments: 9
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TRADEMARK SECURITY AGREEMENT

THIS TRADEMARK SECURITY AGREEMENT (this "**Security Agreement**") made as of the 30th day of January, 2009, by EMPIRE COMFORT SYSTEMS, INC., an Illinois corporation ("**Grantor**"), in favor of BANK OF AMERICA, N.A., a national banking association, with an office at 135 South LaSalle Street, Suite 425, Chicago, Illinois 60603 ("**Lender**");

WITNESSETH

WHEREAS, Grantor, Empire Group, Inc., an Illinois corporation ("**Empire Group**"), Empire Properties, Inc., an Illinois corporation ("**Empire Properties**"), American Hearth Systems, Inc., an Illinois corporation ("**American Hearth Systems**"), and HearthRite, Inc., an Illinois corporation ("**HearthRite**", and together with Grantor, Empire Group, Empire Properties and American Hearth Systems, collectively, "**Borrowers**"), and Lender are parties to that certain Second Amended and Restated Loan and Security Agreement dated as of even date herewith (as amended, restated, modified or supplemented and in effect from time to time, the "**Loan Agreement**") and other related loan documents dated as of even date herewith (collectively, with the Loan Agreement, and as each may be amended, restated, modified or supplemented and in effect from time to time, the "**Financing Agreements**"), which Financing Agreements provide (i) for Lender to, from time to time, extend credit to or for the account of Borrowers and (ii) for the grant by each Borrower to Lender of a security interest in certain of such Borrower's assets, including, without limitation, its trademarks and trademark applications;

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

1. Incorporation of Financing Agreements. The Financing Agreements and the terms and provisions thereof are hereby incorporated herein in their entirety by this reference thereto. All terms capitalized but not otherwise defined herein shall have the same meanings herein as in the Loan Agreement.

2. Grant and Reaffirmation of Grant of Security Interests. To secure the complete and timely payment and satisfaction of the Liabilities, Grantor hereby grants to Lender, and hereby reaffirms its prior grant pursuant to the Financing Agreements of, a continuing security interest in Grantor's entire right, title and interest in and to all of its now owned or existing and hereafter acquired or arising trademarks, trade names, corporate names, company names, business names, fictitious business names, trade styles, service marks, logos, other business identifiers, prints and labels on which any of the foregoing have appeared or appear, all registrations and recordings thereof, and all applications (other than "intent to use" applications until a verified statement of use is filed with respect to such applications) in connection therewith, including, without limitation, the trademarks and applications listed on Schedule A attached hereto and made a part hereof and the trademarks,

and renewals thereof, and all income, royalties, damages and payments now or hereafter due and/or payable under or with respect to any of the foregoing, including, without limitation, damages and payments for past, present and future infringements of any of the foregoing and the right to sue for past, present and future infringements of any of the foregoing (all of the foregoing are sometimes hereinafter individually and/or collectively referred to as the "Trademarks"); all rights corresponding to any of the foregoing throughout the world and the goodwill of the Grantor's business connected with the use of and symbolized by the Trademarks.

3. Warranties and Representations. Grantor warrants and represents to Lender that:

(i) no Trademark has been adjudged invalid or unenforceable by a court of competent jurisdiction nor has any such Trademark been cancelled, in whole or in part and each such Trademark is presently subsisting;

(ii) Grantor is the sole and exclusive owner of the entire and unencumbered right, title and interest in and to each Trademark, free and clear of any liens, charges and encumbrances, including without limitation, shop rights and covenants by Grantor not to sue third persons;

(iii) Grantor has no notice of any suits or actions commenced or threatened with reference to any Trademark; and

(iv) Grantor has the unqualified right to execute and deliver this Security Agreement and perform its terms.

4. Restrictions on Future Agreements. Grantor agrees that until Borrowers' Liabilities shall have been satisfied in full and the Financing Agreements shall have been terminated, Grantor shall not, without the prior written consent of Lender, sell or assign its interest in any Trademark or enter into any other agreement with respect to any Trademark which would affect the validity or enforcement of the rights transferred to Lender under this Security Agreement.

5. New Trademarks. Grantor represents and warrants that, based on a diligent investigation by Grantor, the Trademarks listed on Schedule A constitute all of the federally registered Trademarks, and federal applications for registration of Trademarks (other than "intent to use" applications until a verified statement of use is filed with respect to such applications) now owned by Grantor. If, before Borrowers' Liabilities shall have been satisfied in full or before the Financing Agreements have been terminated, Grantor shall (i) become aware of any existing Trademarks of which Grantor has not previously informed Lender, or (ii) become entitled to the benefit of any Trademarks, which benefit is not in existence on the date hereof, the provisions of this Security Agreement above shall automatically apply thereto and Grantor shall give to Lender prompt written notice thereof. Grantor hereby authorizes Lender to modify this Security Agreement by amending Schedule A to include any such Trademarks.

6. Term. The term of this Security Agreement shall extend until the payment in full of Borrowers' Liabilities and the termination of the Financing Agreements. Grantor agrees that upon the occurrence of an Event of Default, the use by Lender of all Trademarks shall be without any liability for royalties or other related charges from Lender to Grantor.

7. Product Quality. Grantor agrees to maintain the quality of any and all products in connection with which the Trademarks are used, consistent with commercially reasonable business practices. Upon the occurrence of an Event of Default, Grantor agrees that Lender, or a conservator appointed by Lender, shall have the right to establish such additional product quality controls as Lender, or said conservator, in its reasonable judgment, may deem necessary to assure maintenance of the quality of products sold by Grantor under the Trademarks.

8. Release of Security Agreement. This Security Agreement is made for collateral purposes only. Upon payment in full of Borrowers' Liabilities and termination of the Financing Agreements, Lender shall take such actions as may be necessary or proper to terminate the security interests created hereby and pursuant to the Financing Agreements.

9. Expenses. All expenses incurred in connection with the performance of any of the agreements set forth herein shall be borne by Grantor. All fees, costs and expenses, of whatever kind or nature, including reasonable attorneys' fees and legal expenses, incurred by Lender in connection with the filing or recording of any documents (including all taxes in connection therewith) in public offices, the payment or discharge of any taxes, reasonable counsel fees, maintenance fees, encumbrances or otherwise in protecting, maintaining or preserving the Trademarks or in defending or prosecuting any actions or proceedings arising out of or related to the Trademarks shall be borne by and paid by Grantor and until paid shall constitute Liabilities.

10. Duties of Grantor. Grantor shall have the duty (i) to file and prosecute diligently any trademark applications pending as of the date hereof or hereafter until Borrowers' Liabilities shall have been paid in full and the Financing Agreements have been terminated, (ii) to preserve and maintain all rights in the Trademarks, as commercially reasonable and (iii) to ensure that the Trademarks are and remain enforceable, as commercially reasonable. Any expenses incurred in connection with Borrowers' Liabilities under this Section 10 shall be borne by Grantor.

11. Lender's Right to Sue. After an Event of Default, Lender shall have the right, but shall in no way be obligated, to bring suit in its own name to enforce the Trademarks and, if Lender shall commence any such suit, Grantor shall, at the request of Lender, do any and all lawful acts and execute any and all proper documents required by Lender in aid of such enforcement and Grantor shall promptly, upon demand, reimburse and indemnify Lender for all costs and expenses incurred by Lender in the exercise of its rights under this Section 11.

12. Waivers. No course of dealing between Grantor and Lender, nor any failure to exercise, nor any delay in exercising, on the part of Lender, any right, power or privilege hereunder or under the Financing Agreements shall operate as a waiver thereof; nor shall any single or partial exercise of any right, power or privilege hereunder or thereunder preclude any other or further exercise thereof or the exercise of any other right, power or privilege.

13. Severability. The provisions of this Security Agreement are severable, and if any clause or provision shall be held invalid and unenforceable in whole or in part in any jurisdiction, then such invalidity or unenforceability shall affect only such clause or provision, or part thereof, in such jurisdiction, and shall not in any manner affect such clause or provision in any other jurisdiction, or any other clause or provision of this Security Agreement in any jurisdiction.

14. Modification. This Security Agreement cannot be altered, amended or modified in any way, except as specifically provided in Section 5 hereof or by a writing signed by the parties hereto.

15. Cumulative Remedies; Power of Attorney; Effect on Financing Agreements. All of Lender's rights and remedies with respect to the Trademarks, whether established hereby or by the Financing Agreements, or by any other agreements or by law shall be cumulative and may be exercised singularly or concurrently. Grantor hereby authorizes Lender upon the occurrence of an Event of Default, to make, constitute and appoint any officer or agent of Lender as Lender may select, in its sole discretion, as Grantor's true and lawful attorney-in-fact, with power to (i) endorse Grantor's name on all applications, documents, papers and instruments necessary or desirable for Lender in the use of the Trademarks or (ii) take any other actions with respect to the Trademarks as Lender deems to be in the best interest of Lender, or (iii) grant or issue any exclusive or non-exclusive license under the Trademarks to anyone, or (iv) assign, pledge, convey or otherwise transfer title in or dispose of the Trademarks to anyone. Grantor hereby ratifies all that such attorney shall lawfully do or cause to be done by virtue hereof. This power of attorney shall be irrevocable until Borrowers' Liabilities shall have been paid in full and the Financing Agreements have been terminated. Grantor acknowledges and agrees that this Security Agreement is not intended to limit or restrict in any way the rights and remedies of Lender under the Financing Agreements but rather is intended to facilitate the exercise of such rights and remedies. Lender shall have, in addition to all other rights and remedies given it by the terms of this Security Agreement and the Financing Agreements, all rights and remedies allowed by law and the rights and remedies of a secured party under the Uniform Commercial Code as enacted in Illinois.

16. Binding Effect; Benefits. This Security Agreement shall be binding upon Grantor and its respective successors and assigns, and shall inure to the benefit of Lender, its successors, nominees and assigns.

17. Governing Law. This Security Agreement shall be governed by and construed in accordance with the laws of the State of Illinois and applicable federal law.

18. Headings. Paragraph headings used herein are for convenience only and shall not modify the provisions which they precede.

19. Further Assurances. Grantor agrees to execute and deliver such further agreements, instruments and documents, and to perform such further acts, as Lender shall reasonably request from time to time in order to carry out the purpose of this Security Agreement and agreements set forth herein.

20. Survival of Representations. All representations and warranties of Grantor contained in this Security Agreement shall survive the execution and delivery of this Security Agreement and shall be remade on the date of each borrowing under the Financing Agreements.

[Remainder of page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, Grantor has duly executed this Trademark Security Agreement as of the date first written above.

EMPIRE COMFORT SYSTEMS, INC., an
Illinois corporation

By: *Dalbir Sahdev*
Name: Dalbir Sahdev
Title: President

Agreed and Accepted
As of the Date First Written Above

BANK OF AMERICA, N.A., a national
banking association

By: _____
Name: _____
Title: _____

IN WITNESS WHEREOF, Grantor has duly executed this Trademark Security Agreement as of the date first written above.

EMPIRE COMFORT SYSTEMS, INC., an
Illinois corporation

By: _____
Name: Dalbir Sahdev
Title: President

Agreed and Accepted
As of the Date First Written Above

BANK OF AMERICA, N.A., a national
banking association

By: _____
Name: _____
Title: _____

SCHEDULE A

TRADEMARK REGISTRATIONS

Trademark Description	Serial No.	Filing Date	Reg. No.	Reg. Date
LEISURE CHEF	78677403	7/25/2005	3412864	4/15/2008
STONE RIVER	78942191	8/1/2006	3383353	2/12/2008
ROCK CREEK	78942182	8/1/2006	3383352	2/12/2008
MANTIS	78845187	3/24/2006	3321381	10/23/2007
[Design Mark]	78666250	7/8/2005	3150750	10/3/2006
[Design Mark]	78665654	7/7/2005	N/A	N/A
HEARTHRITE	78329981	11/19/2003	3059470	2/14/2006
SMOKER SHUTTER	78162968	9/11/2002	N/A	N/A
YARDWARMER	77085510	1/18/2007		
SUPERB OUTFITTERS	76397192	4/17/2002	N/A	N/A
WHITE MOUNTAIN HEARTH	76397155	4/17/2002	2832704	4/13/2004
TAOS	76397154	4/17/2002	2823881	3/16/2004
WHITE MOUNTAIN LOG COLLECTION	76397152	4/17/2002	N/A	N/A
FLAGSTAFF	76397151	4/17/2002	2823880	3/16/2004
VAIL	76397150	4/17/2002	2825932	3/23/2004
ECS	76397072	4/17/2002	2821615	3/9/2004
BRECKENRIDGE	76397071	4/17/2002	2823879	3/16/2004
TAHOE	76397051	4/17/2002	2942471	4/19/2005
KEYSTONE	76397050	4/17/2002	N/A	N/A
EMPIRE	76396753	4/17/2002	2818100	2/24/2004
EMPIRE HEATING SYSTEMS	76396752	4/17/2002	2818099	2/24/2004
FLAME ART	76305837	8/28/2001	2753951	8/19/2003
OPTIONS BY BROILMASTER	78112760	8/18/2000	2650245	11/12/2002

Trademark Description	Serial. No.	Filing Date	Reg. No.	Reg. Date
OPTIONS	76095819	7/25/2000	2650213	11/12/2002
SUPERB	75668605	3/26/1999	2477106	8/14/2001
EMPIRE	74728060	9/12/1995	2070597	6/10/1997
SOLSTAR	74403586	6/21/1993	N/A	N/A
EMPIRE INDIGLO	74159600	4/22/1991	1775820	6/8/1993
EMPIRE INDIGO	74156645	4/12/1991	N/A	N/A
EMPULSE	73785850	3/10/1989	1686240	5/12/1992
EMPIRE COMFORT SYSTEMS	73528030	3/21/1985	1370018	11/12/1985
EMPIRE and Design	71447103	9/17/1941	393184	1/27/1942
EMPIRE and Design	72204778	10/26/1964	794056	8/10/1965
EMPIRE	71674380	10/6/1954	618674	1/3/1956
GEMINI II	73544453	6/24/1985	1373657	12/3/1985
BROILMASTER	73439279	8/15/1983	1368816	11/5/1985
HUGGA-RACK	75525689	7/27/1998	2318201	2/15/2000
BROILMASTER PREMIUM GAS GRILLS	75791630	9/3/1999	2375183	8/8/2000
THE MOST DURABLE GRILL KNOWN TO MAN	75787390	8/30/1999	2391484	10/3/2000
THE CINCH	75837477	11/1/1999	2488975	9/11/2001

CHICAGO:2563896.2
ID:DYT

RECORDED: 02/02/2009

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