

TRADEMARK ASSIGNMENT COVER SHEET

Electronic Version v1.1
Stylesheet Version v1.2

ETAS ID: TM640189

SUBMISSION TYPE:	NEW ASSIGNMENT		
NATURE OF CONVEYANCE:	SECURITY INTEREST		
CONVEYING PARTY DATA			
Name	Formerly	Execution Date	Entity Type
This Old House Ventures, LLC		04/16/2021	Limited Liability Company: DELAWARE
RECEIVING PARTY DATA			
Name:	MORGAN STANLEY SENIOR FUNDING, INC.		
Street Address:	1300 Thames Street, 4th Floor		
City:	Baltimore		
State/Country:	MARYLAND		
Postal Code:	21231		
Entity Type:	Corporation: DELAWARE		
PROPERTY NUMBERS Total: 18			
Property Type	Number	Word Mark	
Registration Number:	2088753		
Registration Number:	2841226	ASK THIS OLD HOUSE	
Registration Number:	5656267	BUILD YOUR DREAM. DO IT RIGHT.	
Registration Number:	5671574	BUILD YOUR DREAM. DO IT RIGHT.	
Registration Number:	5789397	HOUSE ONE	
Registration Number:	1992003	THIS OLD HOUSE	
Registration Number:	2019384	THIS OLD HOUSE	
Registration Number:	2693188	THIS OLD HOUSE	
Registration Number:	3553590	THIS OLD HOUSE	
Registration Number:	3145567	THIS OLD HOUSE	
Registration Number:	4227312	THIS OLD HOUSE	
Registration Number:	4497564	THIS OLD HOUSE	
Registration Number:	5313302	THIS OLD HOUSE	
Registration Number:	2238871	THIS OLD HOUSE	
Registration Number:	5278039	THIS OLD HOUSE INSIDER	
Registration Number:	2080589		
Registration Number:	2113480		
Serial Number:	90241605	HOUSE ONE	

OP \$465.00 2088753

CORRESPONDENCE DATA**Fax Number:**

Correspondence will be sent to the e-mail address first; if that is unsuccessful, it will be sent using a fax number, if provided; if that is unsuccessful, it will be sent via US Mail.

Phone: 800-494-5225
Email: ipteam@coagencyglobal.com
Correspondent Name: Stewart Walsh
Address Line 1: 1025 Vermont Ave NW, Suite 1130
Address Line 2: COGENCY GLOBAL Inc.
Address Line 4: Washington, D.C. 20005

ATTORNEY DOCKET NUMBER:	1356945 TM
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NAME OF SUBMITTER:	Wenny Zhu
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SIGNATURE:	/Wenny Zhu/
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DATE SIGNED:	04/19/2021
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Total Attachments: 10

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TRADEMARK SECURITY AGREEMENT

This TRADEMARK SECURITY AGREEMENT (this “Trademark Security Agreement”) is made this 16th day of April, 2021, by and among the grantors listed on the signature page hereof (the “Grantors”) and MORGAN STANLEY SENIOR FUNDING, INC. (“Morgan Stanley”), in its capacity as Collateral Agent for the Lender Group (in such capacity, together with its successors and assigns in such capacity, “Agent”).

WITNESSETH:

WHEREAS, pursuant to that certain Credit Agreement dated as of February 19, 2019 (as amended, restated, supplemented, or otherwise modified from time to time, the “Credit Agreement”) by and among Roku, Inc., a Delaware corporation (the “Borrower”), the lenders from time to time party thereto, the issuing banks from time to time party thereto, Morgan Stanley, as administrative agent and collateral agent, and the other agents and parties thereto, the Lender Group has agreed to make certain financial accommodations available to Borrower from time to time pursuant to the terms and conditions thereof; and

WHEREAS, the members of the Lender Group are willing to make the financial accommodations to Borrower as provided for in the Credit Agreement, the other Loan Documents, but only upon the condition, among others, that Grantor shall have executed and delivered to Agent, for the benefit of the Lender Group, that certain Guaranty and Security Agreement, dated as of February 19, 2019 (including all annexes, exhibits or schedules thereto, as from time to time amended, restated, supplemented or otherwise modified, the “Guaranty and Security Agreement”); and

WHEREAS, pursuant to the Guaranty and Security Agreement, Grantor is required to execute and deliver to Agent, for the benefit of the Lender Group, this Trademark Security Agreement;

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

1. **DEFINED TERMS.** All initially capitalized terms used but not otherwise defined herein have the meanings given to them in the Guaranty and Security Agreement or, if not defined therein, in the Credit Agreement, and this Trademark Security Agreement shall be subject to the rules of construction set forth in Section 1(b) of the Guaranty and Security Agreement, which rules of construction are incorporated herein by this reference, *mutatis mutandis*.

2. **GRANT OF SECURITY INTEREST IN TRADEMARK COLLATERAL.** The Grantor hereby unconditionally grants, assigns, and pledges to Agent, for the benefit each member of the Lender Group, to secure the Secured Obligations, a continuing security interest (referred to in this Trademark Security Agreement as the “Security Interest”) in all of such Grantor’s right, title and interest in and to the following, whether now owned or hereafter acquired or arising (collectively, the “Trademark Collateral”):

(a) all of its Trademarks and Intellectual Property Licenses with respect to Trademarks to which it is a party including those referred to on Schedule I;

(b) all goodwill of the business connected with the use of, and symbolized by, each Trademark and each Intellectual Property License with respect to a Trademark; and

(c) all products and proceeds (as that term is defined in the Code) of the foregoing, including any claim by such Grantor against third parties for past, present or future (i) infringement or dilution of any Trademark or any Trademarks exclusively licensed under any Intellectual Property Licenses with respect to Trademarks, including right to receive any damages, (ii) injury to the goodwill associated with any Trademark, or (iii) right to receive license fees, royalties, and other compensation under any Trademark Intellectual Property License.

Notwithstanding anything contained in this Trademark Security Agreement to the contrary, the term "Trademark Collateral" shall not include any United States intent-to-use Trademark applications to the extent that, and solely during the period in which, the grant of a security interest therein would impair the validity or enforceability of such intent-to-use Trademark applications under applicable federal law, provided that upon submission and acceptance by the PTO of an amendment to allege use pursuant to 15 U.S.C. Section 1060(a) (or any successor provision), such intent-to-use trademark application shall be considered Trademark Collateral.

3. SECURITY FOR SECURED OBLIGATIONS. This Trademark Security Agreement and the Security Interest created hereby secures the payment and performance of the Secured Obligations, whether now existing or arising hereafter. Without limiting the generality of the foregoing, this Trademark Security Agreement secures the payment of all amounts which constitute part of the Secured Obligations and would be owed by Grantor to Agent, the Lender Group, or any of them, whether or not they are unenforceable or not allowable due to the existence of an Insolvency Proceeding involving the Grantor.

4. SECURITY AGREEMENT. The Security Interest granted pursuant to this Trademark Security Agreement is granted in conjunction with the security interests granted to Agent, for the benefit of the Lender Group, pursuant to the Guaranty and Security Agreement. The Grantor hereby acknowledges and affirms that the rights and remedies of Agent with respect to the Security Interest in the Trademark Collateral made and granted hereby are more fully set forth in the Guaranty and Security Agreement, the terms and provisions of which are incorporated by reference herein as if fully set forth herein. To the extent there is any inconsistency between this Trademark Security Agreement and the Guaranty and Security Agreement, the Guaranty and Security Agreement shall control.

5. AUTHORIZATION TO SUPPLEMENT. If the Grantor shall obtain rights to any new Trademarks, the provisions of this Trademark Security Agreement shall automatically apply thereto. Grantor shall give prompt notice in writing to Agent with respect to any such new Trademarks or renewal or extension of any Trademark registration. Without limiting Grantor's obligations under this Section, Grantor hereby authorizes Agent unilaterally to modify this Trademark Security Agreement by amending Schedule I to include any such new Trademark rights of Grantor. Notwithstanding the foregoing, no failure to so modify this Trademark Security Agreement or amend Schedule I shall in any way affect, invalidate or detract from Agent's continuing security interest in all Collateral, whether or not listed on Schedule I.

6. COUNTERPARTS. This Trademark Security Agreement is a Loan Document. This Trademark Security Agreement may be executed in any number of counterparts and by different parties on separate counterparts, each of which, when executed and delivered, shall be deemed to be an original, and all of which, when taken together, shall constitute but one and the same Trademark Security Agreement. The words "execution," "signed," "signature," "delivery," and words of like import in or relating to this Trademark Security Agreement and/or any document to be signed in connection with this Trademark Security Agreement and the transactions contemplated hereby shall be deemed to include Electronic Signatures (as defined below), deliveries or the keeping of records in electronic form, each of which shall be of the same legal effect, validity or enforceability as a manually executed signature, physical delivery thereof or the use of a paper-based recordkeeping system, as the case may be. "Electronic Signatures"

means any electronic symbol or process attached to, or associated with, any contract or other record and adopted by a person with the intent to sign, authenticate or accept such contract or record.

7. CHOICE OF LAW. THIS TRADEMARK SECURITY AGREEMENT AND ANY CLAIM, CONTROVERSY, DISPUTE OR CAUSE OF ACTION ARISING THEREFROM (WHETHER IN CONTRACT OR TORT OR OTHERWISE), SHALL BE GOVERNED BY, AND CONSTRUED IN ACCORDANCE WITH, THE LAW OF THE STATE OF NEW YORK.


8. CHOICE VENUE, JURY TRIAL WAIVER, AND JUDICIAL REFERENCE PROVISION. THIS TRADEMARK SECURITY AGREEMENT SHALL BE SUBJECT TO THE PROVISIONS REGARDING CHOICE OF VENUE, JURY TRIAL WAIVER, AND JUDICIAL REFERENCE SET FORTH IN SECTION 25 OF THE GUARANTY AND SECURITY AGREEMENT, AND SUCH PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE, *MUTATIS MUTANDIS*.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties hereto have caused this Trademark Security Agreement to be executed and delivered as of the day and year first above written.

GRANTORS:

THIS OLD HOUSE VENTURES, LLC, a
Delaware limited liability company

By: 
Name: Stephen M. Kay
Title: Secretary

AGENT:

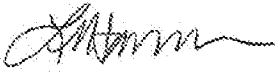
ACCEPTED AND ACKNOWLEDGED BY:
MORGAN STANLEY SENIOR FUNDING,
INC.

By: _____
Name:
Title:

[SIGNATURE PAGE TO TRADEMARK SECURITY AGREEMENT]

AGENT:

**ACCEPTED AND ACKNOWLEDGED BY:
MORGAN STANLEY SENIOR FUNDING,
INC.**

By: 

Name: Lisa Hanson
Title: Vice President

[SIGNATURE PAGE TO TRADEMARK SECURITY AGREEMENT]


**TRADEMARK
REEL: 007260 FRAME: 0647**



SCHEDULE I


to








TRADEMARK SECURITY AGREEMENT


Trademark Registrations/Applications

Owner	Trademark	Country	Application No.	Registration No.	Registration Date	Int. Classes	Trademark Status
This Old House Ventures, LLC		United States of America	75050758	2088753	Aug 19 1997	16	Registered
This Old House Ventures, LLC	ASK THIS OLD HOUSE	United States of America	76449571	2841226	May 11 2004	41	Registered
This Old House Ventures, LLC	BUILD YOUR DREAM, DO IT RIGHT	United States of America	87193430	5656267	Jan 15 2019	16	Registered
This Old House Ventures, LLC	BUILD YOUR DREAM, DO IT RIGHT	United States of America	87977773	5671574	Feb 5 2019	35, 37, 38, 41, 42, 44	Registered
This Old House Ventures, LLC	HOUSE ONE	Canada	1830875	TMA1071909	Feb 6 2020	9, 16, 35, 37, 38, 41	Registered

This Old House Ventures, LLC	HOUSE ONE		EU	016548596				9, 16, 35, 37, 38, 41	Pending
This Old House Ventures, LLC	HOUSE ONE	United States of America	87978927	5789397	Jun 25 2019	35, 37, 38, 41, 42, 44	Registered		
This Old House Ventures, LLC	HOUSE ONE	United States of America	90241605			41	Pending		
This Old House Ventures, LLC	THIS OLD HOUSE	Canada	0772080	TMAA465118	Oct 25 1996		Registered		
This Old House Ventures, LLC	THIS OLD HOUSE	Canada	0804584	TMA507711	Feb 8 1999	8, 9, 16, 21, 25, 41, 42	Registered		
This Old House Ventures, LLC		EU	016601353	016601353	Sep 29 2017	9, 16, 35, 37, 38, 41	Registered		
This Old House Ventures, LLC		United Kingdom	UK00916601353	UK00916601353	Sep 29 2017	9, 16, 35, 37, 38, 41	Registered		
This Old House Ventures, LLC	THIS OLD HOUSE	United States of America	74583909	1992003	Aug 6 1996	16	Registered		

This Old House Ventures, LLC	THIS OLD HOUSE	United States of America	75050759	2019384	Nov 26 1996	16	Registered
This Old House Ventures, LLC	THIS OLD HOUSE	United States of America	76417092	2693188	Mar 4 2003	25	Registered
This Old House Ventures, LLC	THIS OLD HOUSE	United States of America	77470201	3553590	Dec 30 2008	9	Registered
This Old House Ventures, LLC	THIS OLD HOUSE	United States of America	78753407	3145567	Sep 19 2006	37	Registered
This Old House Ventures, LLC	THIS OLD HOUSE	United States of America	85408214	4227312	Oct 16 2012	9	Registered
This Old House Ventures, LLC	THIS OLD HOUSE	United States of America	86026346	4497564	Mar 18 2014	35	Registered
This Old House Ventures, LLC	THIS OLD HOUSE	United States of America	87193632	5313302	Oct 17 2017	9, 16, 35, 37, 38, 41, 42, 43, 44	Registered
This Old House Ventures, LLC		Canada	0804828	TMA207705	Feb 8 1999		Registered

This Old House Ventures, LLC		United Kingdom	UK00002121106	UK00002121106	Jan 17 1997	16, 41	Registered
This Old House Ventures, LLC		EU	002922474	002922474	Feb 26 2004	9, 16, 37, 41, 42	Registered
This Old House Ventures, LLC		United Kingdom	UK00002288735	UK00002288735	Dec 21 2001	9	Registered
This Old House Ventures, LLC		United Kingdom	UK00902922474	UK00902922474	Feb 26 2004	9, 16, 37, 41, 42	Registered
This Old House Ventures, LLC		United States of America	75451306	2238871	Apr 13 1999	16	Registered
This Old House Ventures, LLC	THIS OLD HOUSE INSIDER	United States of America	87192156	5278039	Aug 29 2017	35, 38	Registered
This Old House Ventures, LLC		Canada	0804563	TMA507710	Feb 8 1999		Registered
This Old House Ventures, LLC		United States of America	74678429	2080589	Jul 22 1997	16	Registered

This Old House Ventures, LLC		United States of America	75078417	2113480	Nov 18 1997	9,37,41	Registered
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RECORDED: 04/19/2021