

TRADEMARK ASSIGNMENT COVER SHEET

Electronic Version v1.1
Stylesheet Version v1.2

ETAS ID: TM655933

SUBMISSION TYPE:	NEW ASSIGNMENT		
NATURE OF CONVEYANCE:	Trademark Security Agreement		
CONVEYING PARTY DATA			
Name	Formerly	Execution Date	Entity Type
Mount Airy #1, L.L.C.		06/23/2021	Limited Liability Company: PENNSYLVANIA
RECEIVING PARTY DATA			
Name:	Ankura Trust Company, LLC, as Administrative Agent		
Street Address:	140 Sherman Street		
City:	Fairfield		
State/Country:	CONNECTICUT		
Postal Code:	06824		
Entity Type:	Limited Liability Company: NEW HAMPSHIRE		
PROPERTY NUMBERS Total: 1			
Property Type	Number	Word Mark	
Registration Number:	3430411	MOUNT AIRY CASINO RESORT	
CORRESPONDENCE DATA			
Fax Number:	2138918763		
<i>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.</i>			
Email:	rhonda.deleon@lw.com		
Correspondent Name:	LATHAM & WATKINS LLP		
Address Line 1:	355 SOUTH GRAND AVENUE		
Address Line 4:	LOS ANGELES, CALIFORNIA 90071-1560		
ATTORNEY DOCKET NUMBER:	069443-0001		
NAME OF SUBMITTER:	Rhonda DeLeon		
SIGNATURE:	/Rhonda DeLeon/		
DATE SIGNED:	06/24/2021		
Total Attachments: 5			
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OP \$40.00 3430411

TRADEMARK SECURITY AGREEMENT dated as of June 23, 2021 (this “Agreement”), by and between Mount Airy #1, L.L.C. (the “Grantor”) and Ankura Trust Company, LLC, as administrative agent and collateral agent (in such capacity, the “Administrative Agent”).

Reference is made to (a) that certain Credit Agreement, dated as of June 23, 2021 (as amended, restated, amended and restated, supplemented or otherwise modified from time to time, the “Credit Agreement”), by and among Mount Airy #1, L.L.C., a Pennsylvania limited liability company (“Borrower”), Mount Airy Holdco LLC, a Delaware limited liability company (“Holdco”), the Subsidiary Guarantors that may become party thereto, the lenders from time to time party thereto (the “Lenders”) and the Administrative Agent and (b) that certain Pledge and Security Agreement, dated as of June 23, 2021 (as amended, restated, amended and restated, supplemented or otherwise modified from time to time, the “Security Agreement”), by and among the Borrower, Holdco, the other grantors from time to time party thereto and the Administrative Agent.

Whereas, the Lenders have agreed to extend credit to the Borrower subject to the terms and conditions set forth in the Credit Agreement.

Whereas, the Borrower as a Grantor is willing to execute and deliver this Agreement in order to induce the Lenders to make the Term Loans.

Accordingly, the parties hereto agree as follows:

SECTION 1. Terms. Capitalized terms used in this Agreement and not otherwise defined herein have the meanings specified in the Security Agreement or the Credit Agreement, as applicable. The rules of construction specified in Section 1.2 of the Security Agreement also apply to this Agreement.

SECTION 2. Grant of Security Interest. As security for the payment and performance in full of the Secured Obligations, the Grantor hereby grants to the Administrative Agent, its successors and assigns, for the benefit of the Secured Parties, a first lien security interest (the “Security Interest”) in all of such Grantor’s right, title and interest in, to and under any Trademarks now owned or at any time hereafter acquired by such Grantor, including those listed on Schedule I (the “Trademark Collateral”).

SECTION 3. Security Agreement. The Security Interest granted to the Administrative Agent, for the benefit of the Secured Parties, herein is granted in furtherance, and not in limitation, of the security interests granted to the Administrative Agent, for the benefit of the Secured Parties, pursuant to the Security Agreement. The Grantor hereby acknowledges and affirms that the rights and remedies of the Administrative Agent with respect to the Trademark Collateral are more fully set forth in the Security Agreement, the terms and provisions of which are hereby incorporated herein by reference as if fully set forth herein. In the event of any conflict between the terms of this Agreement and the Security Agreement, the terms of the Security Agreement shall govern.

SECTION 4. Counterparts. This Agreement may be executed in counterparts (and by different parties hereto on different counterparts), each of which shall constitute an original

but all of which when taken together shall constitute a single contract. Delivery of an executed signature page to this Agreement by facsimile or other electronic transmission (i.e. a “pdf” or “tif” document) shall be effective as delivery of a manually signed counterpart of this Agreement.

SECTION 5. Electronic Execution The words “execution,” “execute”, “signed,” “signature,” and words of like import in or related to this Agreement and any document to be signed in connection with this Agreement shall be deemed to include electronic signatures, the electronic matching of assignment terms and contract formations on electronic platforms approved by the Administrative Agent, 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 or the use of a paper-based recordkeeping system, as the case may be, to the extent and as provided for in any applicable Law, including the Federal Electronic Signatures in Global and National Commerce Act, the New York State Electronic Signatures and Records Act, or any other similar state Laws based on the Uniform Electronic Transactions Act.

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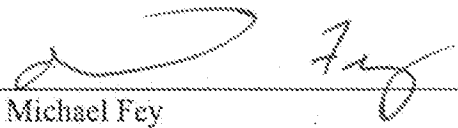
IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement of the day and year first above written.

MOUNT AIRY #1, L.L.C.,
a Pennsylvania limited liability company,
as Grantor

By: 
Name: Stacy Hoover
Title: Chief Financial Officer

[Signature Page to Trademark Security Agreement]

ANKURA TRUST COMPANY, LLC,
as the Administrative Agent

By: 
Name: Michael Fey
Title: Senior Managing Director

[Signature Page to Trademark Security Agreement]

Schedule I

UNITED STATES TRADEMARKS:

Registrations:

<u>OWNER</u>	<u>REGISTRATION NUMBER</u>	<u>TRADEMARK</u>
Mount Airy #1, L.L.C	3430411	Mount Airy Casino Resort (stylized)

