

TRADEMARK ASSIGNMENT COVER SHEET

Electronic Version v1.1
Stylesheet Version v1.2

ETAS ID: TM329718

SUBMISSION TYPE:	RESUBMISSION
NATURE OF CONVEYANCE:	SECURITY INTEREST
RESUBMIT DOCUMENT ID:	900310354

CONVEYING PARTY DATA

Name	Formerly	Execution Date	Entity Type
Admiral Wine and Liquor Co.		12/08/2014	CORPORATION: NEW JERSEY

RECEIVING PARTY DATA

Name:	Community First Bank
Street Address:	408 Elizabeth Ave.
City:	Someset
State/Country:	NEW JERSEY
Postal Code:	08873
Entity Type:	CORPORATION: NEW JERSEY

PROPERTY NUMBERS Total: 18

Property Type	Number	Word Mark
Registration Number:	4318408	ALTA BLU
Registration Number:	3729654	CORAGGIO
Registration Number:	3588479	SPADINA
Registration Number:	3680425	SIELO BLU
Registration Number:	3610950	LA TERRA FINA
Registration Number:	2106705	ARDEN WOODS
Registration Number:	1950295	LEONARD DE SAINT-ALBAN
Registration Number:	1936001	CASTLEVIEW
Registration Number:	1936000	MARBLE CREST
Registration Number:	1452432	FLEUR DE NUIT
Registration Number:	1237581	VILLA DANTE
Registration Number:	1155027	CATTANI
Registration Number:	1888780	DANTELLA
Registration Number:	2826016	LAYLA
Registration Number:	2502455	LAYLA VINEYARDS
Registration Number:	2265138	CHATONET
Registration Number:	1275455	ROBERT MICHELE
Registration Number:	1026938	CHANTEFLEUR

TRADEMARK

CORRESPONDENCE DATA

Fax Number: 908757809

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: 908 757-7800

Email: rahsler@newjerseylaw.net

Correspondent Name: Richard Ahsler, Esq.

Address Line 1: 15 Mountain Blvd.

Address Line 4: Warren, NEW JERSEY 07059

ATTORNEY DOCKET NUMBER:	C21010
NAME OF SUBMITTER:	Richard Ahsler
SIGNATURE:	/Richard Ahsler, Esq./
DATE SIGNED:	01/22/2015

Total Attachments: 27

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ETAS ID: TM326538

SUBMISSION TYPE:	CORRECTIVE ASSIGNMENT
NATURE OF CONVEYANCE:	Corrective Assignment to correct the Remove old entity: North Mill Capital LLC 821 Alexander Road Suite 130 Princeton, New Jersey 08540 previously recorded on Reel 005211 Frame 0432. Assignor(s) hereby confirms the Replace with new entity: Community First Bank 408 Elizabeth Ave. Somerset, New Jersey 08873.

CONVEYING PARTY DATA

Name	Formerly	Execution Date	Entity Type
Admiral Wine and Liquor Co.		12/08/2014	CORPORATION: NEW JERSEY

RECEIVING PARTY DATA

Name:	Community First Bank
Street Address:	408 Elizabeth Ave.
City:	Somerset
State/Country:	NEW JERSEY
Postal Code:	08873
Entity Type:	CORPORATION: NEW JERSEY
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Registration Number:	1452432	FLEUR DE NUIT
Registration Number:	1237581	VILLA DANTE

TRADEMARK

REEL: 005446 FRAME: 0451

OP 5465 00 4318408

TRADEMARK AND TRADENAME SECURITY AGREEMENT

THIS TRADEMARK AND TRADENAME SECURITY AGREEMENT (the "Agreement") is made as of February 6, 2014, by

ADMIRAL WINE AND LIQUOR CO., a New Jersey corporation with its chief executive office located at 74 Sand Park Road, Cedar Grove, New Jersey 07009 (being hereinafter referred to as "Borrower")

in favor of

NORTH MILL CAPITAL LLC, a Delaware limited liability company with an office located at 821 Alexander Road, Suite 130, Princeton, New Jersey 08540 (together with its affiliates and subsidiaries, and all successors and assigns thereof hereinafter collectively referred to as "Lender")

WITNESSES THAT:

(1) WHEREAS, Lender extends certain revolving loan facilities to Borrower, such loan facilities, together with all extensions, modifications (including increases and decreases in amount), refinancings, renewals, restatements/amendments, substitutions, replacements and/or redatings thereof, being hereinafter collectively and individually referred to as the "Loans";

(2) WHEREAS, the Loans are being extended pursuant to the terms and conditions of a certain Loan and Security Agreement by and between Lender and Borrower and dated December 12, 2012, as amended and modified from time to time, such agreement, together with all extensions, modifications, refinancings, renewals, restatements/amendments, substitutions, replacements and/or redatings thereof made from time to time hereafter being hereinafter collectively referred to as the "Loan Agreement";

(3) WHEREAS, the Loan Agreement and any and all other documents (including any notes), instruments, writings and agreements related thereto, together with all extensions, modifications, refinancings, renewals, restatements/amendments, substitutions, replacements and/or redatings thereof, are hereinafter collectively and individually referred to as the "Loan Documents";

(4) WHEREAS, the Loans are secured under the Loan Documents by a first lien upon, among other things, the Collateral (as defined herein), and in connection therewith, UCC Financing Statement ##50381593 was filed on November 16, 2012 and 50401383 was filed on December 14, 2012 in the central filing office of the State of New Jersey;

(4) WHEREAS, in accordance with the Loan Documents and to induce Lender to perform and/or to continue to perform its obligations under the Loan Documents or otherwise (which at the present time Lender is not obligated to do), Borrower is willing to execute and deliver this Agreement to Lender and to perform Borrower's obligations hereunder;

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants set forth in the Loan Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Borrower hereby agrees and covenants in favor of Lender as follows:

1. Definitions. As used herein, the following terms shall have the following meanings:
 - 1.1 "Agreement" means this Trademark and Tradename Security Agreement, and any and all schedules and exhibits annexed hereto, together with all extensions, modifications, refinancings, renewals, restatements/amendments, substitutions, replacements and/or redatings hereof,
 - 1.2 "Collateral" means each and all of the following collectively and individually:
 - (a) each of the Trademarks and the goodwill of the business symbolized by each of the Trademarks;
 - (b) each of the Licenses;
 - (c) all accounts, contract rights and general intangibles of Borrower arising under or relating to the Licenses, whether now existing or hereafter arising, including, without limitation, (1) all moneys due and to become due under any License, (2) any damages arising out of or for breach or default in respect of any such License, (3) all other amounts from time to time paid or payable under or in connection with any such License, and (4) the right of Borrower to terminate any such License or to perform and to exercise all remedies thereunder;
 - (d) any claims by Borrower against third parties, and all proceeds of suits, for infringement of the Trademarks, and the rights to sue for past, present and future infringements and all rights corresponding thereto in the United States; and
 - (e) as to all of the foregoing (a) through (d) inclusive, any and all cash proceeds, non-cash proceeds and products thereof, additions and accessions thereto, replacements and substitutions therefor, and all related books, records, journals, computer print-outs and data, of Borrower.

- 1.3 "Events of Default" means any one or more of the events set forth in Section 5 of this Agreement.
- 1.4 "Licenses" means, collectively and individually, any and all Trademark license agreements granted by Borrower to third parties, whether now existing or hereafter arising, as any of same may from time to time be amended or supplemented, including, but not limited to, the license agreements listed on Schedule B annexed hereto and made a part hereof.
- 1.5 "Obligations" means each and all of the following collectively and individually:
- (a) principal due on the Loans and any note now or hereafter evidencing any of the Loans (including all advances and re-advances under the Loans and any aforesaid note) to be paid with interest thereon as required by the Loan Agreement and any such note;
 - (b) advances and re-advances which are and which may be made from time to time by Lender to Borrower not in compliance with the any limitation imposed by the Loan Agreement;
 - (c) advances and re-advances which are and which may be made from time to time by Lender on behalf of or for the account of Borrower over and above any monetary limitation on the Loans and/or over and above any other lending limitation contained in the Loan Agreement, and the interest thereon;
 - (d) any and all other advances and re-advances made by Lender prior to, on and after the date of this Agreement to, or on the account of, Borrower;
 - (e) any and all interest, commissions and other loans, advances, obligations, liabilities and indebtedness owed by Borrower to Lender (whether direct or indirect, primary, secondary, contingent, joint or several, and regardless of how acquired by Lender) which are due or which will arise or become due in the future, no matter how or when arising and whether under the Loan Documents or under any other now existing or any future agreement or instrument of whatever nature between Borrower and Lender;
 - (f) the performance and fulfillment by Borrower of all the terms, conditions, promises, covenants and provisions contained in the Loan Documents, or in any other now existing agreement or any future agreement or instrument of whatever nature between Borrower and Lender;
 - (g) Borrower's obligation to indemnify Lender from and against any and all claims, damages, losses, liabilities, reasonable costs or expenses whatsoever

which Lender may incur (or which may be claimed against Lender by any person or entity whatsoever) by reason of or in connection with the execution and delivery or transfer of, or payment or failure to pay under the Loan Agreement or any of the other Loan Documents, or under any other now existing agreement or any future agreement or instrument of whatever nature between Borrower and Lender;

- (h) the amount due upon any notes or other obligations given to, or received by, Lender on account of any of the foregoing; and
- (i) any "Obligations" as such term is now or may hereafter be defined in the Loan Agreement.

1.6 "Trademarks" means, collectively and individually, each and all of the following:

- (a) trademarks, trade names, trade dress, service marks, prints and labels on which said trademarks, trade names, trade dress and service marks have appeared or appear, designs and general intangibles of like nature, now existing or hereafter adopted or acquired, all right, title and interest therein and thereto, and all registrations and recordings thereof, including, without limitation, applications, registrations and recordings in the United States Patent and Trademark Office or in any similar office or agency of the United States, any State thereof, or any other country or any political subdivision thereof, all whether now or hereafter owned or licensed by Borrower, including, but not limited to, those listed on Schedule A, Part I and Schedule A, Part II annexed hereto and made a part hereof; and
- (b) trademarks, trade names, trade dress and service marks, whether now or hereafter owned by Borrower which has not or is not required to be registered or recorded in any jurisdiction; and
- (c) reissues, extensions or renewals thereof and all licenses thereof (including, without limitation, all license agreements).

2. Security Interest.

2.1 Borrower, to secure payment and performance of all Obligations of Borrower to Lender, hereby grants Lender a security interest in, all of Borrower's right, title and interest in and to all of the Collateral, and such security interest shall be deemed to include the right (but not the obligation) to sue or recover in the name of Borrower for all damages or profits arising out of past infringement and/or infringement that may arise during the period that this Agreement shall be in force between the parties, on any of the Collateral, or for injury to said goodwill, or acts of unfair

competition either under Federal or State Law. The security interest granted herein shall remain in full force and effect until all of the Obligations of Borrower to Lender are fully paid and satisfied.

2.2 The security interest granted pursuant to this Agreement shall create a continuing security interest in the Collateral which shall (a) remain in full force and effect until payment in full in cash or in another manner acceptable to Lender and termination of the Obligations of Borrower to Lender, (b) be binding upon and inure to the benefit of, and be enforceable by, Borrower, its successors and assigns, and (c) be binding upon and inure to the benefit of, and be enforceable by, Lender and its successors, transferees and assigns.

2.3 Upon the payment in full in cash or in another manner acceptable to Lender and termination of the Obligations of Borrower to Lender then outstanding, this Agreement shall terminate and all rights granted as security in the Collateral to Lender shall revert to Borrower. Upon any such termination, Lender will, at Borrower's expense, execute and deliver to Borrower such documents as Borrower shall reasonably request to evidence such termination.

3. Representations, Warranties and Covenants of Borrower. Borrower hereby represents, warrants, covenants and agrees as follows:

3.1 Title to the Trademarks. Borrower has sole, exclusive, full, clear and unencumbered right, title and interest in and to the Trademarks and the registrations of the Trademarks are valid and subsisting and in full force and effect. The Trademarks have not been abandoned, suspended, voluntarily terminated or cancelled by Borrower and, to the best of Borrower's knowledge, have not been adjudged invalid or unenforceable.

3.2 Use of the Trademarks. Borrower (either itself or through licensees) has used and will continue to use the Trademarks on each and every trademark class of goods applicable to its current line as reflected in its current catalogs, brochures and price lists in order to maintain the Trademarks in full force free from any claim of abandonment for non-use and Borrower will not (and will not permit any licensee thereof to) do any act or knowingly omit to do any act whereby any of the Trademarks may become invalidated, abandoned, unenforceable, avoided, avoidable or otherwise diminished in value, and shall notify Lender immediately if it knows of any reason or has reason to know of any ground under which any of the foregoing may occur.

3.3 License or Assignment of Trademarks.

(a) Borrower has sole, exclusive, full, clear and unencumbered right, title and interest as licensor in and to the License agreements listed on Schedule B annexed hereto and, except as set forth in said Schedule B, all such License agreements are valid and subsisting and in full force and effect. Borrower's licensor rights have not been abandoned, suspended, voluntarily terminated or cancelled by Borrower and, to the best of Borrower's knowledge, have not been adjudged invalid or unenforceable.

(b) Except for the License agreements listed on Schedule B annexed hereto, Borrower may not license Trademarks to any party.

(c) Borrower shall not assign any of the Trademarks to any party without the prior written consent of Lender.

3.4 Existing Patents. Borrower, as of the date hereof, owns no patents or patent applications, and Borrower is not a party to any license agreement granting any right to use or practice any invention on which a patent is in existence. In the event any patent is developed or otherwise acquired by Borrower, Borrower shall grant to Lender a security interest in all of Borrower's right, title and interest in and to the patents, pursuant to a security agreement in form and substance similar to this Agreement and will execute any agreements, instruments, documents and papers as Lender may reasonably request to evidence Lender's interest in such patent and the goodwill and general intangibles of Borrower relating thereto or represented thereby.

3.5 Further Assurances. Borrower will perform all acts and execute all further instruments and documents, including, without limitation, assignments for security in form suitable for filing with the United States Patent and Trademark Office, reasonably requested by Lender at any time to evidence, perfect, maintain, record and enforce Lender's interest in the Collateral or otherwise in furtherance of the provisions of this Agreement, and Borrower hereby authorizes Lender to execute and file (with or without the signature of Borrower) one or more financing statements (and similar documents) or copies thereof or this Agreement with respect to the Collateral signed only by Lender.

3.6 Costs and Expenses. Borrower shall pay on demand all reasonable and necessary expenses and expenditures of Lender, including, without limitation, reasonable attorney's fees and expenses, incurred or paid by Lender in protecting, enforcing or exercising its interests, rights or remedies created by, connected with or provided in this Agreement, or performance pursuant to this Agreement.

3.7 Pledge of Additional Patents and Trademarks and Licenses. In the event Borrower, either itself or through any agent, employee, licensee or designee shall:

- (a) file an application for the registration of any patent or Trademark with the United States Patent and Trademark Office or any similar office or agency of the United States, any State thereof, or any other country or any political subdivision thereof; or
- (b) file any assignment of any patent or Trademark which Borrower may acquire, own or license from a third party, with the United States Patent and Trademark Office or any similar office or agency of the United States, any State thereof or any other country or any political subdivision thereof;

Borrower shall promptly, but in no event more than thirty (30) days subsequent to such filing, notify Lender thereof, and, upon request of Lender shall promptly, but in no event more than twenty (20) days subsequent to such request, execute and deliver any and all agreements, instruments, documents and papers as Lender may reasonably request to evidence Lender's security interest in such patent or Trademark or License and the good will and general intangibles of Borrower relating thereto or represented thereby. Borrower hereby grants Lender a power of attorney, irrevocable until the Obligations of Borrower to Lender are fully paid and satisfied, to modify this Agreement by amending Schedule A and Schedule B, as applicable, to include any future Trademarks or Licenses, including, without limitation, registrations or applications appurtenant thereto.

3.8 Borrower's Authority, Etc. Borrower has the right and power to mortgage and pledge the Collateral, and to grant the security interest in the Collateral herein granted; and the Collateral is not now, and at all times hereafter will not be subject to any liens, licenses, pledges, assignments, registered license agreements, covenants not to use by Borrower or other encumbrance of any nature whatsoever except for any presently existing lien upon or security interest in the Collateral held by any third party that are known to Lender, and Borrower has not received any notice from any third party claiming any *pari passu* or superior right or interest in and to any of the Collateral or that Borrower's use thereof infringes the rights of any third party.

3.9 Negative Pledge. Borrower will not, without the prior written consent of Lender, assign (by operation of law or otherwise), sell, mortgage, lease, transfer, pledge, hypothecate, grant a security interest or lien upon, grant an exclusive or non-exclusive license upon (other than those existing Licenses, if any, listed on Schedule B annexed hereto and made a part hereof or those that comply with Section 3.3(b) above and except for any presently existing lien upon or security interest in the Collateral held by any third party that are known to Lender), or otherwise encumber, grant rights to any other person upon or dispose of any of the Collateral, and nothing in this Agreement shall be deemed a consent by Lender to any such action except as expressly permitted herein. Borrower shall defend the Collateral against and shall take such other action as is necessary to remove any lien, security interest, claim, right or other encumbrance of any nature whatsoever in or to the Collateral (except for any presently existing lien upon or security interest in the Collateral held by any third party that are known to Lender), and will defend the right, title and interest of Lender in and to any of Borrower's rights under the Collateral against the claims or demands of all persons whomsoever.

3.10 No Additional Trademarks or Licenses.

(a) Other than those grants, registrations or applications for registrations listed on Schedule A, Part I and Schedule A, Part II annexed hereto and made a part hereof, Borrower does not as of the date hereof own any Trademarks or have any Trademarks registered in or the subject of pending applications in the United States Patent and Trademark Office or any similar office or agency in any other country or any political subdivision thereof.

(b) Other than agreements relating to those Licenses listed on Schedule B annexed hereto and made a part hereof, Borrower is not as of the date hereof a party to any

agreement relating to any License.

3.11 Additional Further Assurances. Borrower will take all necessary steps in any proceeding before the United States Patent and Trademark Office or any similar office or agency in any other country, or any political subdivision thereof (i) to maintain each registration and grant of the Trademarks and Licenses, and (ii) in accordance with its reasonable business judgment and at its expense, to halt any infringement of the Trademarks and shall properly exercise its duty to control the nature and quality of the goods offered by any licensees in connection with the Licenses.

3.12 Responsibility and Liability. Borrower assumes all responsibility and liability arising from the use of the Trademarks and Licenses, and hereby indemnifies and holds Lender and each director, officer, employee, affiliate and agent thereof, harmless from and against any claim, suit, loss, damage or expense (including attorneys' fees and expenses) arising out of any alleged defect in any product manufactured, promoted or sold by Borrower in connection with any of the Trademarks or otherwise arising out of Borrower's operation of its business from the use of the Trademarks. In any suit, proceeding or action brought by Lender under any License for any sum owing thereunder, or to enforce any provisions of such License, Borrower will indemnify and keep Lender harmless from and against all expense, loss or damage suffered by reason of any defense, set off, recoupment, claim, counterclaim, reduction or liability whatsoever of the obligee thereunder or arising out of any other agreement, indebtedness or liability at any time owing to or in favor of such obligee or its successors from Borrower, and all such obligations of Borrower shall be and remain enforceable against and only against Borrower and shall not be enforceable against Lender.

3.13 Lender's Rights. Lender may, in its sole discretion, pay any amount or do any act required of Borrower hereunder or requested by Lender to preserve, defend, protect, maintain, record or enforce Borrower's obligations contained herein, the Obligations of Borrower to Lender, the Collateral, or the right, title and interest granted Lender herein, and which Borrower fails to do or pay, and any such payment shall be deemed an advance by Lender to Borrower and shall be payable on demand together with interest thereon at the default rate as specified in the Loan Agreement.

3.14 Protection of the Trademarks.

(a) Borrower agrees that if it learns of any use by any person of any term or design likely to cause confusion with any Trademark, or of any claim of any lien, security interest, claim, right or other encumbrance of any nature whatsoever in or to the Collateral (except for any presently existing lien upon or security interest in the Collateral held by any third party that are known to Lender), Borrower shall at Borrower's expense promptly bring an action against such person for the protection of Borrower's interest in and to such Trademark. In addition, Borrower shall promptly notify Lender of such use, lien, security interest, claim, right or other encumbrance. If requested by Lender, Borrower shall allow Lender to join with Borrower, at Borrower's expense, in such action in the event that Lender, in its reasonable discretion, deems such joinder advisable for the protection of Lender's interest in and to the Trademarks.

(b) On and after the occurrence of an Event of Default, Borrower agrees that if it

learns of any use by any person of any term or design likely to cause confusion with any Trademark, or of any claim of any lien, security interest, claim, right or other encumbrance of any nature whatsoever in or to the Collateral, Borrower shall promptly notify Lender of such use, lien, security interest, claim, right or other encumbrance. Lender may, but is not obligated to, bring, at Borrower's expense, such action as Lender, in its reasonable discretion, may deem advisable for the protection of Lender's interest in and to the Trademarks.

4. Lender's Appointment as Attorney-in-Fact.

4.1 Borrower hereby irrevocably constitutes and appoints Lender, and any officer or agent thereof, with full power of substitution, as its true and lawful attorney-in-fact with irrevocable power and authority in the place and stead of Borrower and in the name of Borrower or its own name, from time to time in Lender's discretion, for the purposes of carrying out the terms of this Agreement, to take any and all appropriate action and to execute any and all documents and instruments which may be necessary or desirable to accomplish the purposes of this Agreement and, without limiting the generality of the foregoing, hereby gives Lender the power and right, on behalf of Borrower, to do the following:

- (a) to pay or discharge taxes, liens, security interests or other encumbrances levied or placed on or threatened against the Collateral, to effect any repairs or any insurance called for by the terms of this Agreement or the Loan Agreement and to pay all or any part of the premiums therefor and the costs thereof, provided, however, until the occurrence of an Event of Default, Lender shall do the foregoing only if Borrower fails to do so within 10 days after being requested to do so by Lender;
- (b) upon the occurrence of an Event of Default and after prior written notice to Borrower:
 - (1) to ask, demand, collect, receive and give acquittances and receipts for any and all moneys due and to become due under any Licenses and, in the name of Borrower or in its own name or otherwise, to take possession of and endorse and collect any checks, drafts, notes, acceptances or other instruments for the payment of moneys due under any License and to file any claim or to take any other action or proceeding in any court of law or equity or otherwise deemed appropriate by Lender for the purpose of collecting any and all such moneys due under any License whatsoever;
 - (2) to direct any party liable for any payment under any of the Licenses to make payment of any and all moneys due and to become due thereunder directly to Lender or as Lender shall direct;

- (3) to receive payment of and receipt for any and all moneys, claims and other amounts due and to become due at any time in respect of or arising out of any Collateral;
- (4) to commence and prosecute any suits, actions or proceedings at law or in equity in any court of competent jurisdiction, to collect the Collateral or any part thereof and to enforce any other right in respect of any Collateral;
- (5) to defend any suit, action or proceeding brought against Borrower with respect to any Collateral;
- (6) with Borrower's consent, which may not be unreasonably withheld, to settle, compromise, or adjust any suit, action or proceeding described above and, in connection therewith, to give such discharges or releases as Lender may deem appropriate, provided, however, after Lender's obtaining possession of, or title to, the Collateral, on notice to Borrower, to settle, compromise, or adjust any suit, action or proceeding described above and, in connection therewith, to give such discharges or releases as Lender may deem appropriate without the need for Borrower's consent or approval;
- (7) generally, to sell, transfer, pledge, make any agreement with respect to or otherwise deal with any of the Collateral as fully and completely as though Lender were the absolute owner thereof for all purposes, and to do, at Lender's option, all acts and things which Lender deems necessary to protect, preserve or realize upon the Collateral and Lender's security interest therein, in order to effect the intent of this Agreement, all as fully and effectively as Borrower might do.

4.2 This power of attorney is a power coupled with an interest and shall be irrevocable until such time that all Obligations are indefeasibly paid in full. Notwithstanding the foregoing, Borrower further agrees to execute any additional documents which Lender may require in order to confirm this power of attorney, or which Lender may deem necessary to enforce any of its rights contained in this Agreement.

4.3 The powers conferred on Lender hereunder are solely to protect Lender's interests in the Collateral and shall not impose any duty upon Lender to exercise any such powers. Lender shall be accountable only for amounts that it actually receives as a result of the exercise of such powers and neither Lender nor any of its officers, directors, employees or agents shall be responsible to Borrower for any act or failure to act, except for Lender's own gross negligence or willful misconduct or as otherwise required by applicable law.

4.4 Borrower also authorizes Lender to execute, in connection with any sale provided for in this Agreement, any endorsements, assignments or other instruments of conveyance or transfer with respect to the Collateral.

5. Events of Default. The occurrence of any one or more of the following shall constitute an Event of Default under this Agreement:

5.1 the occurrence of any Default or Event of Default under the Loan Agreement;

5.2 a breach by Borrower of any covenant contained in this Agreement;

5.3 if any warranty or representation contained in this Agreement, including, without limitation, the warranties and representations contained in Section 3 of this Agreement, shall be incorrect in any material respect.

6. Remedies. Upon the occurrence of an Event of Default, in addition to all other rights and remedies of Lender, whether under law, in equity or otherwise (all such rights and remedies being cumulative, not exclusive and enforceable alternatively, successively or concurrently):

6.1 Lender shall have all of the rights and remedies set forth in the Loan Agreement.

6.2 Immediately upon Lender's written request, Borrower shall not make any further use of the Trademarks or any mark similar thereto for any purposes.

6.3 Lender may, at any time and from time to time, license, whether general, special or otherwise, and whether on an exclusive or nonexclusive basis, any of the Trademarks, throughout the world for such term or terms, on such conditions, and in such manner, as Lender shall in its sole discretion determine.

6.4 Lender may (without assuming any obligations or liability thereunder), at any time, enforce (and shall have the exclusive right to enforce) against any licensee or sublicensee all rights and remedies of Borrower in, to and under any one or more license agreements with respect to the Collateral, including, without limitation the Licenses, and take or refrain from taking any action under any license or sublicensee thereof, and Borrower hereby releases Lender from, and agrees to hold Lender free and harmless from and against, any claims arising out of any action taken or omitted to be taken with respect to any such license agreements except claims arising out of Lender's gross negligence or willful misconduct or as otherwise required by applicable law.

6.5 Lender may foreclose upon the Collateral for the purpose of using, assigning, selling or otherwise disposing of the Collateral or any of it, either with or without special or other conditions or stipulations, and record any documents with the United States Patent and Trademark Office necessary to evidence Lender's ownership in the Collateral, in each case subject to applicable law.

6.6 Lender may appear before the United States Patent and Trademark Office as owner, or as the representative of the owner, of the Collateral, without recording or filing any documents to evidence Lender's ownership in the Collateral.

6.7 Whether or not Lender forecloses upon the Collateral in accordance with this Agreement, Lender may, at any time and from time to time, assign, sell, or otherwise dispose of, the Collateral or any of it either with or without special or other conditions or stipulations, with power to buy the Collateral or any part of it, and with power also to execute assurances, and do all other acts and things for completing the assignment, sale or disposition which Lender shall, in its sole discretion, deems appropriate or proper, in each case subject to applicable law.

6.8 In addition to the foregoing, in order to implement the assignment, sale or other disposal of any of the Collateral upon the occurrence of an Event of Default, Lender may, at any time, pursuant to the authority granted in the Power of Attorney in the form of Schedule C annexed hereto and made a part hereof (such authority being effective on the occurrence of an Event of Default), execute and deliver on behalf of Borrower, one or more instruments of assignment of the Trademarks (or any application or registration thereof), in form suitable for filing, recording or registration in any country. Borrower agrees to pay when due all reasonable costs and expenses incurred in any such transfer of the Trademarks, including any taxes, fees and reasonable attorneys' fees, and all such costs shall be added to the Obligations of Borrower to Lender. Lender may apply the proceeds actually received from any such license, assignment, sale or other disposition to the payment of the Obligations of Borrower to Lender as provided for in the Loan Agreement. Borrower shall remain liable for any deficiency with respect to the Obligations of Borrower to Lender, which shall bear interest and be payable at the Default Rate under the Loan Agreement. The rights of Borrower to receive any surplus shall be subject to any duty of Lender imposed by law to the holder of any subordinate security interest in the Collateral known to Lender. Nothing contained herein shall be construed as requiring Lender to take any such action at any time.

7. Execution of Special Power of Attorney. Concurrently with the execution and delivery of this Agreement, Borrower is executing and delivering to Lender a certain Power of Attorney, in the form of Schedule C annexed hereto and made a part hereof, for the implementation of the sale, assignment, licensing or other disposition of the Collateral pursuant to this Agreement.

8. Amendments and Modification. No provision hereof shall be modified, altered, waived or limited except by a written instrument expressly referring to this Agreement and executed by the party to be charged.

9. Binding Nature. This Agreement shall be binding upon and inure to the benefit of the successors, assigns or other legal representatives of Borrower, and shall, together with the rights and remedies of Lender hereunder, be binding upon and inure to the benefit of Lender, successors, assigns or other legal representatives.

10. GOVERNING LAW. THIS AGREEMENT SHALL BE CONSTRUED IN ACCORDANCE WITH AND GOVERNED BY THE LAWS OF THE STATE OF NEW JERSEY WITHOUT GIVING EFFECT TO THE CONFLICT OF LAW PRINCIPLES THEREOF.

11. Notices. All notices, requests, demands and other communications provide for hereunder shall be in writing (unless otherwise expressly provided herein) and shall be sent and deemed to have been received as set forth in the Loan Agreement.

12. Counterparts. This Agreement may be executed in any number of counterparts and by different parties hereto in separate counterparts, each of which when so executed shall be deemed to be an original and all of which taken together shall constitute one and the same agreement. Delivery of an executed counterpart of a signature page to this Agreement by facsimile or in Portable Document Format (PDF Adobe Acrobat) or other means of electronic transmission shall be as effective as delivery of a manually executed counterpart of this Agreement and shall be deemed to be an original signature.

13. Headings. Section headings herein are included for convenience of reference only and shall not constitute a part of this Agreement for any other purpose.

14. Acknowledgment of Receipt. Borrower acknowledges receipt of a copy of this Agreement.

15. No Waiver. No course of dealing between Borrower and Lender, and no delay or omission of Lender in exercising or enforcing any of Lender's rights and remedies hereunder shall constitute a waiver thereof; and no waiver by Lender of any Event of Default shall operate as a waiver of any other Event of Default.

16. Severability. If any of the provisions of this Agreement shall contravene or be held invalid under the laws of any jurisdiction, this Agreement shall be construed as if not containing such provisions and the rights, remedies, warranties, representations, covenants, and provisions hereof shall be construed and enforced accordingly in such jurisdiction and shall not in any manner affect such provision in any other jurisdiction, or any other provisions of this Agreement in any jurisdiction.

17. Interest Granted to Lender. Notwithstanding any provision of this Agreement to the contrary, the interest granted to Lender under this Agreement is intended to be a pledge and a security interest only, and the execution of this Agreement is not intended to create an assignment or a transfer of title or any other property rights to the Trademarks.

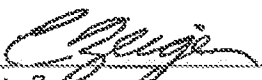
18. WAIVER OF JURY TRIAL. BORROWER AGREES (AND BY ITS ACCEPTANCE OF THIS AGREEMENT, LENDER ALSO AGREES) THAT ANY SUIT, ACTION OR PROCEEDING, WHETHER CLAIM OR COUNTERCLAIM, BROUGHT BY LENDER OR BORROWER ON OR WITH RESPECT TO THIS AGREEMENT OR ANY OTHER LOAN DOCUMENT OR THE DEALINGS OF THE PARTIES WITH RESPECT HERETO OR

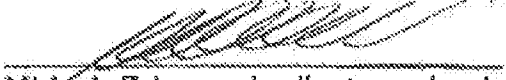
THERE TO, SHALL BE TRIED ONLY BY A COURT AND NOT BY A JURY. BORROWER HEREBY KNOWINGLY, VOLUNTARILY, INTENTIONALLY AND INTELLIGENTLY, AND WITH THE ADVICE OF BORROWER'S COUNSEL, WAIVES (AND BY ITS ACCEPTANCE OF THIS AGREEMENT, LENDER ALSO WAIVES), TO THE EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT TO A TRIAL BY JURY IN ANY SUCH SUIT, ACTION OR PROCEEDING. FURTHER, BORROWER WAIVES ANY RIGHT BORROWER MAY HAVE TO CLAIM OR RECOVER, IN ANY SUCH SUIT, ACTION OR PROCEEDING, ANY SPECIAL, EXEMPLARY, PUNITIVE, CONSEQUENTIAL OR OTHER DAMAGES OTHER THAN, OR IN ADDITION TO, ACTUAL DAMAGES. BORROWER ACKNOWLEDGES AND AGREES THAT THIS SECTION IS A SPECIFIC AND MATERIAL ASPECT OF THIS AGREEMENT AND THAT LENDER WOULD NOT EXTEND CREDIT TO BORROWER IF THE WAIVERS SET FORTH IN THIS SECTION WERE NOT A PART OF THIS AGREEMENT.

IN WITNESS WHEREOF, Borrower has caused this Agreement to be duly executed as of the day and year first above written.

WITNESS:

ADMIRAL WINE AND LIQUOR CO.


Chet Zeiger

By: 
Michael Zeiger, sole director and sole stockholder and President and authorized signatory

ACKNOWLEDGMENT

STATE OF NEW JERSEY)
) SS.:
COUNTY OF ESSEX)

BE IT REMEMBERED, that on February 6, 2014, before me, the subscriber, personally appeared Michael Zeiger who acknowledged under oath, to my satisfaction, that this person: (a) is the sole director and sole stockholder and President and authorized signatory of ADMIRAL WINE AND LIQUOR CO., the corporation named as "Borrower" in the within instrument; and (b) in such capacities, signed and delivered this instrument as the voluntary act and deed of ADMIRAL WINE AND LIQUOR CO., made by virtue of authority from the stockholders and directors of said corporation.


2/6/2014

SWORN BEFORE EVADNEY L. SALABIE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires May 29, 2018

SCHEDULE A

Mark	Filing Date	Serial No.	Registration No.	Registration Date	Next Renewal Date	Renewal Start Date
ALTA BLU	01/23/12	85522771	4318408	04/09/13	04/09/23	04/09/23
CORAGGIO	10/09/08	77589827	3729654	12/22/09	12/22/19	12/22/19
SPADINA	12/05/07	77344833	3588479	03/10/09	03/10/19	03/10/19
SIELO BLU	09/25/07	77288697	3680425	09/08/09	09/08/19	09/08/19
LA TERRA FINA	09/25/07	77288685	3610950	04/28/09	04/28/19	04/28/19
ARDEN WOODS	07/08/96	75131257	2106705	10/21/97	10/21/17	10/21/17
LEONARD DE SAINT ALBEN	06/22/94	74541136	1950295	01/23/96	01/23/16	01/23/16
CASTLEVIEW	01/27/94	74483214	1936001	11/14/95	11/14/15	11/14/15
MARBLE CREST	01/27/94	74483212	1936000	11/14/95	11/14/15	11/14/15
FLEUR DE NUIT	06/28/84	73487401	1452432	08/11/87	08/11/17	08/11/17
VILLA DANTE	06/23/81	73316110	1237581	05/10/83	05/10/23	05/10/23
CATTANI	03/05/79	73206002	1155027	05/19/81	05/19/21	05/19/21
DANTELO	02/28/94	74495031	1888780	04/11/95	04/11/15	04/11/15
LAYLA	06/20/02	76423413	2826016	03/23/04	03/23/14	03/23/14
LAYLA VINEYARDS	11/09/98	75585122	2502455	10/30/01	10/30/21	10/30/21
CHATONET	09/22/98	75557840	2265138	07/27/99	07/27/19	07/27/19
ROBERT MICHELLE	02/22/83	73414567	1275455	04/24/84	04/24/14	04/24/14
CHANTEFLEUR	10/03/74	73033666	1026938	12/09/75	12/09/15	12/09/15

SCHEDULE B

Licenses

none

SCHEDULE C

Special Power of Attorney

SEE THE FOLLOWING 2 PAGES