

TRADEMARK ASSIGNMENT COVER SHEET

Electronic Version v1.1
Stylesheet Version v1.2

ETAS ID: TM811661

SUBMISSION TYPE:	NEW ASSIGNMENT		
NATURE OF CONVEYANCE:	SECURITY INTEREST		
CONVEYING PARTY DATA			
Name	Formerly	Execution Date	Entity Type
BLOKABLE, LLC		05/17/2023	Limited Liability Company: DELAWARE
RECEIVING PARTY DATA			
Name:	FIRST-CITIZENS BANK & TRUST COMPANY (successor by purchase to the Federal Deposit Insurance Corporation as receiver for Silicon Valley Bridge Bank, N.A. (as successor to Silicon Valley Bank))		
Street Address:	3003 Tasman Drive, HF 150		
City:	Santa Clara		
State/Country:	CALIFORNIA		
Postal Code:	95054		
Entity Type:	Corporation: NORTH CAROLINA		
PROPERTY NUMBERS Total: 9			
Property Type	Number	Word Mark	
Registration Number:	5247461	BLOKABLE	
Registration Number:	6428487	BLOKSENSE	
Registration Number:	5887294	HOUSING DEVELOPMENT AS A SERVICE	
Serial Number:	97779227	BLOKABLE MODULAR DEVELOPMENT	
Serial Number:	97779223	BLOKABLE MODULAR DEVELOPMENT	
Serial Number:	97779232	MODULAR DEVELOPMENT	
Serial Number:	97779231	MODULAR DEVELOPMENT	
Serial Number:	97779243	MODULAR DEVELOPMENT BY BLOKABLE	
Serial Number:	97779239	MODULAR DEVELOPMENT BY BLOKABLE	
CORRESPONDENCE DATA			
Fax Number:			
<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>			
Phone:	8004945225		
Email:	ipteam@cogencyglobal.com		
Correspondent Name:	Kyle Noreiga		
Address Line 1:	1025 Connecticut Ave., NW, STE. 712		
Address Line 4:	WASHINGTON, D.C. 20036		

OP \$240.00 5247461

ATTORNEY DOCKET NUMBER:	2003234
NAME OF SUBMITTER:	Diane Giacomozzi
SIGNATURE:	/Diane Giacomozzi/
DATE SIGNED:	05/19/2023

Total Attachments: 5

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INTELLECTUAL PROPERTY SECURITY AGREEMENT

This Intellectual Property Security Agreement (this “**Agreement**”) is entered into as of May 17, 2023, by and between SILICON VALLEY BANK, a division of FIRST-CITIZENS BANK & TRUST COMPANY (successor by purchase to the Federal Deposit Insurance Corporation as Receiver for Silicon Valley Bridge Bank, N.A. (as successor to Silicon Valley Bank) (“**Bank**”) and BLOKABLE, LLC, a Delaware limited liability company (“**Grantor**”).

RECITALS

A. Bank has agreed to make certain advances of money and to extend certain financial accommodations to Grantor (the “**Loans**”) in the amounts and manner set forth in that certain Loan and Security Agreement dated as of January 10, 2020, as amended by that certain Consent and First Amendment to Loan and Security Agreement by and between Bank and Grantor dated as of September 14, 2020, as further amended by that certain Consent and Second Amendment to Loan and Security Agreement dated as of February 1, 2021, and as further amended by that certain Third Amendment to Loan and Security Agreement dated as of the date hereof (as the same may from time to time be further amended, modified or supplemented from time to time, the “**Loan Agreement**”; capitalized terms used herein are used as defined in the Loan Agreement). Bank is willing to make the Loans to Grantor, but only upon the condition, among others, that Grantor shall grant to Bank a security interest in its Copyrights, Trademarks, Patents, and Mask Works (as each term is described below) to secure the obligations of Grantor to Bank.

B. Pursuant to the terms of the Loan Agreement, Grantor has granted to Bank a security interest in all of Grantor’s right, title and interest, whether presently existing or hereafter acquired, in, to and under all of the Collateral.

NOW, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, and intending to be legally bound, as collateral security for the prompt and complete payment when due of Grantor’s obligations to Bank, Grantor hereby represents, warrants, covenants and agrees as follows:

AGREEMENT

1. Grant of Security Interest. To secure Grantor’s obligations to Bank, Grantor grants and pledges to Bank a security interest in all of Grantor's right, title and interest in, to and under its intellectual property (all of which shall collectively be called the “**Intellectual Property Collateral**”), including, without limitation, the following:

(a) Any and all copyright rights, copyright applications, copyright registrations and like protections in each work of authorship and derivative work thereof, whether published or unpublished and whether or not the same also constitutes a trade secret, now or hereafter existing, created, acquired or held, including without limitation those set forth on Exhibit A attached hereto (collectively, the “**Copyrights**”);

(b) Any and all trade secrets, and any and all intellectual property rights in computer software and computer software products now or hereafter existing, created, acquired or held;

(c) Any and all design rights that may be available to Grantor now or hereafter existing, created, acquired or held;

(d) All patents, patent applications and like protections including, without limitation, improvements, divisions, continuations, renewals, reissues, extensions and continuations-in-part of the same, including without limitation the patents and patent applications set forth on Exhibit B attached hereto (collectively, the “**Patents**”);

(e) Any trademark and servicemark rights, whether registered or not, applications to register and registrations of the same and like protections, and the entire goodwill of the business of Grantor connected with and symbolized by such trademarks, including without limitation those set forth on Exhibit C attached hereto (collectively, the “**Trademarks**”);

(f) All mask works or similar rights available for the protection of semiconductor chips, now owned or hereafter acquired, including, without limitation those set forth on Exhibit D attached hereto (collectively, the “**Mask Works**”);

(g) Any and all claims for damages by way of past, present and future infringements of any of the rights included above, with the right, but not the obligation, to sue for and collect such damages for said use or infringement of the intellectual property rights identified above;

(h) All licenses or other rights to use any of the Copyrights, Patents, Trademarks, or Mask Works and all license fees and royalties arising from such use to the extent permitted by such license or rights;

(i) All amendments, extensions, renewals and extensions of any of the Copyrights, Trademarks, Patents, or Mask Works; and

(j) All proceeds and products of the foregoing, including without limitation all payments under insurance or any indemnity or warranty payable in respect of any of the foregoing.

2. Recordation. Grantor authorizes the Commissioner for Patents, the Commissioner for Trademarks and the Register of Copyrights and any other government officials to record and register this Agreement upon request by Bank.

3. Authorization. Grantor hereby authorizes Bank to (a) modify this Agreement unilaterally by amending the exhibits to this Agreement to include any Intellectual Property Collateral which Grantor obtains subsequent to the date of this Agreement, and (b) file a duplicate original of this Agreement containing amended exhibits reflecting such new Intellectual Property Collateral.

4. Loan Documents. This Agreement has been entered into pursuant to and in conjunction with the Loan Agreement, which is hereby incorporated by reference. The provisions of the Loan Agreement shall supersede and control over any conflicting or inconsistent provision

herein. The rights and remedies of Bank with respect to the Intellectual Property Collateral are as provided by the Loan Agreement and related documents, and nothing in this Agreement shall be deemed to limit such rights and remedies.

5. Execution in Counterparts. This Agreement may be executed in counterparts (and by different parties hereto in 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 counterpart of a signature page to this Agreement by facsimile or in electronic (i.e., "pdf" or "tif" format) shall be effective as delivery of a manually executed counterpart of this Agreement.

6. Successors and Assigns. This Agreement will be binding on and shall inure to the benefit of the parties hereto and their respective successors and assigns.

7. Governing Law. This Agreement and any claim, controversy, dispute or cause of action (whether in contract or tort or otherwise) based upon, arising out of or relating to this Agreement and the transactions contemplated hereby and thereby shall be governed by, and construed in accordance with, the laws of the United States and the State of California, without giving effect to any choice or conflict of law provision or rule (whether of the State of California or any other jurisdiction).

[Signature page follows.]

IN WITNESS WHEREOF, the parties have caused this Intellectual Property Security Agreement to be duly executed by its officers thereunto duly authorized as of the first date written above.

GRANTOR:

BLOKABLE, LLC

DocuSigned by:
Aaron Holm
By: _____
81D8C92996974F4...

Name: Aaron Holm
Title: Co-Chief Executive Officer

BANK:

FIRST-CITIZENS BANK & TRUST
COMPANY (successor by purchase to the
Federal Deposit Insurance Corporation as
receiver for Silicon Valley Bridge Bank, N.A. (as
successor to Silicon Valley Bank))

DocuSigned by:
Ryan Walrod
By: _____
9E9326EB54D04A9...

Name: Ryan Walrod
Title: Vice President

EXHIBIT C

Trademarks

<u>Description</u>	<u>Registration/ Application Number</u>	<u>Registration/ Application Date</u>
<i>BLOKABLE</i>	<i>1322700</i>	<i>27-Oct-2016</i>
<i>BLOKABLE</i>	<i>TMA1043481</i>	<i>22-Jul-2019</i>
<i>BLOKABLE</i>	<i>UK00801322700</i>	<i>27-Oct-2016</i>
<i>BLOKABLE</i>	<i>5247461</i>	<i>18-Jul-2017</i>
<i>BLOKSENSE</i>	<i>1388346</i>	<i>05-Dec-2017</i>
<i>BLOKSENSE</i>	<i>TMA1081869</i>	<i>28-Sep-2020</i>
<i>BLOKSENSE</i>	<i>UK00801388346</i>	<i>05-Dec-2017</i>
<i>BLOKSENSE</i>	<i>6428487</i>	<i>20-Jul-2021</i>
<i>HOUSING DEVELOPMENT AS A SERVICE</i>	<i>5887294</i>	<i>15-Oct-2019</i>
<i>HDAAS</i>	<i>1481499</i>	<i>07-May-2019</i>
<i>HDAAS</i>	<i>UK00801481499</i>	<i>07-May-2019</i>
<i>BLOKABLE MODULAR DEVELOPMENT</i>	<i>97/779227</i>	<i>03-Feb-2023</i>
<i>BLOKABLE MODULAR DEVELOPMENT</i>	<i>97/779223</i>	<i>03-Feb-2023</i>
<i>BLOKABLE MODULAR DEVELOPMENT</i>	<i>97/779232</i>	<i>03-Feb-2023</i>
<i>MODULAR DEVELOPMENT</i>	<i>97/779231</i>	<i>03-Feb-2023</i>
<i>MODULAR DEVELOPMENT BY BLOKABLE</i>	<i>97/779243</i>	<i>03-Feb-2023</i>
<i>MODULAR DEVELOPMENT BY BLOKABLE</i>	<i>97/779239</i>	<i>03-Feb-2023</i>