



Summary of Proposed Terms and Conditions

CHURCHVIEW PLACE LTD PARTNERSHIP

November 29, 2016

Be advised that this document is **not** a commitment to lend, but rather an indication of the terms and conditions upon which Yadkin Bank DBA NewBridge Bank would consider providing Churchview Place Limited Partnership the loan(s) described below. The transaction(s) being contemplated herein would be subject to NewBridge Bank's standard commercial lending terms and conditions which would be more fully described in a commitment letter to the Borrower. Additionally, credit approval would be subject to receipt and satisfactory review of additional requested financial information, appraisals, surveys, and other necessary information. Terms as listed herein are subject to change based upon any final credit approval.

Borrower:	Churchview Place Limited Partnership
Amount:	\$798,378.00
Purpose:	To modify interest rate and loan payment on existing bank debt.
Rate and Fee:	5.90% fixed rate; \$50,000 modification fee.
Terms and Payments:	120 equal monthly principal & interest payments based on the new interest rate and remaining original amortization of the loan. Loan balloons in 10 years.
Prepayment:	5% in Loan Years 1-5; 4% in Year 6; 3% in Year 7; 2% in Year 8 and 1% thereafter.
Other conditions:	Borrower agrees to open and maintain a minimum of \$250,000 in low-cost deposits with the Bank over the term of the loan. Unless otherwise specified, all remaining terms and conditions of the loan will remain unchanged from original loan agreements.

The information contained herein is confidential, for the sole benefit of the proposed borrower and should not be shared with unrelated third parties with the consent of NewBridge Bank. The proposed terms outlined above, in particular the interest rate and fees, will expire 15 business days from the date of this term sheet.