

GUARANTY

Loan No. 20833

This GUARANTY dated as of March 21, 2017 (this "Guaranty"), is made by [REDACTED], an individual resident of the State of Georgia ("Guarantor"), in favor of [REDACTED] AMERICAN FINANCE LENDER, LLC, a Delaware limited liability company (together with its successors and assigns, "Lender").

RECITALS:

WHEREAS, reference is made to that certain Loan Agreement, dated as of the date hereof, by and between [REDACTED] INVESTMENT GROUP LLC, a Georgia limited liability company ("Borrower") and Lender (as amended, restated, replaced, supplemented or otherwise modified from time to time, the "Loan Agreement"). Capitalized terms used herein without definition shall have the meanings ascribed thereto in the Loan Agreement.

WHEREAS, Guarantor is a direct or indirect owner of an equity interest in Borrower, and accordingly will derive substantial direct and indirect benefits from the transactions contemplated by the Loan Agreement.

WHEREAS, to induce Lender to make the Loan in the maximum principal amount of Three Million and No/100 Dollars (\$3,000,000.00), Guarantor has agreed to execute and deliver this Guaranty.

NOW, THEREFORE, in consideration of the covenants set forth in this Guaranty, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and in order to induce Lender to make the Loan to Borrower, Guarantor hereby represents, warrants and covenants to Lender as follows:

ARTICLE 1 NATURE AND SCOPE OF GUARANTY

Section 1.1 Guaranty of Obligation. Guarantor hereby irrevocably and unconditionally guarantees the payment and performance of the Guaranteed Obligations (as defined below) as and when the same shall be due and payable, whether by lapse of time, by acceleration of maturity or otherwise. Guarantor hereby irrevocably and unconditionally covenants and agrees that it is liable for the Guaranteed Obligations as a primary obligor.

Section 1.2 Definition of Guaranteed Obligations. As used herein, the term "Guaranteed Obligations" means:

(a) any loss, damage, cost, expense, liability, claim or other obligation to the extent actually incurred by Lender (including attorneys' fees, costs and out-of-pocket expenses) arising out of or in connection with the acts or omissions of any Restricted Party or any Affiliate of any Restricted Party (each a "Designated Party") in each case arising with respect to any of the following:

(i) fraud, willful misconduct, misrepresentation or failure to disclose a material fact by or on behalf of a Designated Party or any of their respective agents or representatives in connection with the Loan, including without limitation, any Advance made under the Loan;