

LOAN CONTRIBUTION AND SALE AGREEMENT

by and between

**THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER
FOR SILVERTON BANK, N.A.,**

and

2010-1 SFG VENTURE LLC

Dated as of May 18, 2010

TABLE OF CONTENTS

Article I Definitions and Construction	2
Section 1.1 Definitions	2
Section 1.2 Construction	13
 Article II Contribution and Sale of Loans	 14
Section 2.1 Terms and Conditions	14
Section 2.2 Liabilities Assumed by the Company	15
Section 2.3 Allocation of Payments; Advances	16
Section 2.4 Adjustments	17
Section 2.5 Rebates and Refunds	18
Section 2.6 Interest Conveyed	18
Section 2.7 Retained Claims	18
Section 2.8 Transfer Taxes	19
 Article III Transfer of Loans, Underlying Collateral Documents and Servicing	 19
Section 3.1 Delivery of Documents	19
Section 3.2 Recordation of Documents	22
Section 3.3 Transfer of Servicing	22
Section 3.4 Grant of Power of Attorney by Company	25
 Article IV Covenants, Duties and Obligations of the Company	 25
Section 4.1 Servicing of Loans	25
Section 4.2 Collection Agency/Contingency Fee Agreements	25
Section 4.3 Insured or Guaranteed Loans	26
Section 4.4 Reporting to or for the Applicable Taxing Authorities	26
Section 4.5 Loans in Litigation	26
Section 4.6 Loans in Bankruptcy	30
Section 4.7 Loan Related Insurance	31
Section 4.8 Loans with Escrow Accounts	31
Section 4.9 Initial Member as Lead Lender in Loan Participations	31
Section 4.10 Contracts for Deed	31
Section 4.11 Acquired Property	32
Section 4.12 Leases	32
Section 4.13 Notice to Borrowers	32
Section 4.14 Notice of Claims	32
Section 4.15 Use of the FDIC's Name and Reservation of Statutory Powers	32
Section 4.16 Prior Servicer Information	32
Section 4.17 Release of Initial Member	33

Article V Loans Sold “As Is” and Without Recourse	33
Section 5.1 Loans Conveyed “As Is”	33
Section 5.2 No Warranties or Representations with Respect to Escrow Accounts	34
Section 5.3 No Warranties or Representations as to Amounts of Unfunded Principal	34
Section 5.4 Disclaimer Regarding Calculation or Adjustment of Interest on any Loan ..	34
Section 5.5 No Warranties or Representations With Regard to Information	34
Section 5.6 Intervening or Missing Assignments	35
Section 5.7 No Warranties or Representations as to Documents	35
Article VI Repurchase by the Initial Member at the Company’s Option	35
Section 6.1 Repurchases at Company’s Option	35
Section 6.2 Notice to Initial Member	37
Section 6.3 Re-delivery of Notes, Files and Documents	37
Section 6.4 Waiver of Company’s Repurchase Option	38
Article VII Notices	39
Section 7.1 Notices	39
Section 7.2 Article VI Notice	39
Section 7.3 Transfer Documents	40
Section 7.4 All Other Notices	40
Article VIII Miscellaneous Provisions	41
Section 8.1 Severability	41
Section 8.2 Governing Law	42
Section 8.3 Cost, Fees and Expenses	42
Section 8.4 Waivers; Amendment and Assignment	42
Section 8.5 No Presumption	43
Section 8.6 Entire Agreement	43
Section 8.7 Jurisdiction; Venue and Service	43
Section 8.8 Waiver of Jury Trial	45
Section 8.9 Counterparts; Facsimile Signatures	45
Section 8.10 Headings	45
Section 8.11 Compliance with Law	45
Section 8.12 Right to Specific Performance	46

Attachments and Schedule

Attachment A	—	Loan Schedule
Attachment B	—	Loan Value Schedule
Attachment C	—	Affidavit and Assignment of Claim
Attachment D	—	Allonge
Attachment E	—	Assignment and Lost Instrument Affidavit
Attachment F-1	—	Assignment of Real Estate Mortgage
Attachment F-2	—	Assignment of Real Estate Deed of Trust
Attachment G	—	Assignment of Assignment of Leases and Rents and Other Loan Documents
Attachment H	—	Limited Power of Attorney
Schedule 1	—	List of Purchase Money Notes

LOAN CONTRIBUTION AND SALE AGREEMENT

THIS LOAN CONTRIBUTION AND SALE AGREEMENT (as the same shall be amended or supplemented, this "**Agreement**") is made and entered into as of the 18th day of May, 2010 (the "**Closing Date**") by and between THE FEDERAL DEPOSIT INSURANCE CORPORATION (acting in any capacity, the "**FDIC**") AS RECEIVER FOR SILVERTON BANK, N.A. (including its successors and assigns thereto, the "**Initial Member**"), and 2010-1 SFG VENTURE LLC, a Delaware limited liability company (the "**Company**").

RECITALS

WHEREAS, the FDIC has been appointed as receiver for Silverton Bank, N.A., a failed financial institution (the "**Failed Bank**");

WHEREAS, the Initial Member owns the Loans (as hereinafter defined) described on the Loan Schedule attached hereto as Attachment A (the "**Loan Schedule**");

WHEREAS, the Initial Member has determined to liquidate the Loans; and

WHEREAS, the Initial Member has formed the Company and was admitted as its initial and sole member, owning one hundred percent (100%) of the issued and outstanding limited liability company interests in the Company (the "**LLC Interests**");

WHEREAS, the Initial Member desires to transfer the Loans to the Company, partly as a capital contribution and partly as a sale, in the manner and on the terms and conditions more fully set forth herein;

WHEREAS, the Initial Member and the Company desire that, in consideration of the transfer of the Loans to the Company to the extent such transfer constitutes a sale, the Company will execute and deliver to the Initial Member the Company's Purchase Money Notes of even date herewith with the maturity dates and in the principal amounts set forth on Schedule 1 attached hereto (collectively, the "**Purchase Money Notes**", and each individually, a "**Purchase Money Note**"), as guaranteed by the FDIC pursuant to that certain Guaranty Agreement of even date herewith between the FDIC, in its corporate capacity (the "**Purchase Money Notes Guarantor**"), and as receiver for the Failed Bank (the "**Purchase Money Notes Guaranty**");

WHEREAS, the Company will be obligated to reimburse the FDIC for any guaranty payments made pursuant to the Purchase Money Notes Guaranty, and such reimbursement obligation will be secured by the assets of the Company, all pursuant to the Reimbursement, Security and Guaranty Agreement of even date herewith between the Company and the FDIC (the "**Reimbursement, Security and Guaranty Agreement**") and the Underlying Collateral Documents (as hereinafter defined);

WHEREAS, the Initial Member has agreed to provide additional financing to the Company in the maximum amount not to exceed \$30,000,000 to enable the Company to fund Working Capital Expenses (as defined in the LLC Operating Agreement referred to below) in connection with the Loans (the "**Revolver**"), which funding shall be provided pursuant to, and in

accordance with, the terms of that certain Credit Agreement dated of even date herewith (the “**Revolving Credit Agreement**”) between the Initial Member, as lender (in such capacity, the “**Revolver Lender**”), and the Company, as borrower, with the repayment obligations under the Revolver being secured by the assets of the Company pursuant to the Revolving Credit Agreement and the Revolver Documents (as defined below);

WHEREAS, pursuant to the Limited Liability Company Interest Sale and Assignment Agreement of even date herewith (the “**Transferred LLC Interest Sale Agreement**”) by and among the Initial Member, the Company and Square Mile Lodging Recovery LLC, a Delaware limited liability company (the “**Private Owner**”), the Initial Member has agreed to sell and transfer forty percent (40%) of the LLC Interests (such transferred portion of the LLC Interests, the “**Transferred LLC Interest**”) to the Private Owner for a purchase price set forth in the Transferred LLC Interest Sale Agreement (the “**Transferred LLC Interest Sale Price**”), the completion of such sale being referred to as the “**Closing**”;

WHEREAS, the Transferred LLC Interest Sale Price has been allocated among the Loans by the Private Owner (such allocated amount with respect to a Loan, the “**Loan Value**”), as set forth on the Loan Value Schedule attached hereto as Attachment B (the “**Loan Value Schedule**”); and

WHEREAS, the Initial Member and the Company desire to memorialize their agreement relating to the contribution and sale of the Loans to the Company and certain other matters as set forth in this Agreement.

NOW, THEREFORE, in consideration of the foregoing and the mutual promises and agreements hereinafter contained, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Initial Member and the Company hereby agree as follows:

Article I

Definitions and Construction

Section 1.1 **Definitions.** For purposes of this Agreement, the following terms shall have the meanings and definitions hereinafter respectively set forth:

“**Account Control Agreement**” has the meaning given in the Custodial and Paying Agency Agreement.

“**Accounting Records**” means the general ledger, supporting subsidiary ledgers and schedules, and loan servicing system records of the Initial Member or the SFG Servicer as agent of the Initial Member.

“**Acquired Property**” means, collectively, the Receiver Acquired Property and the Company Acquired Property.

“**Action**” means any claim, action, suit, arbitration or proceeding, whether at law or in equity, before or by a Governmental Authority.

“Adjusted Cut-Off Date Unpaid Principal Balance” means, with respect to any Loan, the Cut-Off Date Unpaid Principal Balance adjusted higher or lower, as appropriate, to reflect the actual Unpaid Principal Balance of the Loan as of the Cut-off Date on the Accounting Records and to correct errors reflected in the Cut-Off Date Unpaid Principal Balance due to (i) miscalculations, misapplied payments, unapplied payments, unrecorded advances of principal or other disbursements, or other accounting errors with respect to the period ending on the Cut-Off Date, (ii) the effect of any final court decree, unappealable regulatory enforcement order or other similar action of a legal or regulatory nature effective on or before the Cut-Off Date, (iii) a foreclosure sale that occurred on or before the Cut-Off Date for which the Redemption Period, if any, expired on or before the Cut-Off Date or (iv) the portion of any Dishonored Check that was applied to (and reflected in) the Cut-Off Date Unpaid Principal Balance.

“Adjusted Escrow Balance” means, with respect to any Loan, the Escrow Balance adjusted higher or lower, as appropriate, to reflect the actual balance of the Escrow Account as reflected on the Accounting Records as of the Cut-Off Date and to correct errors reflected in the Escrow Balance due to (i) miscalculations, misapplied payments, unapplied payments, unrecorded disbursements or other accounting errors with respect to the period ending on the Cut-Off Date, (ii) the effect of any final court decree, unappealable regulatory enforcement order or other similar action of a legal or regulatory nature effective on or before the Cut-Off Date, (iii) a foreclosure sale that occurred on or before the Cut-Off Date for which the Redemption Period, if any, expired on or before the Cut-Off Date, or (iv) the portion of any Dishonored Check that was applied to (and reflected in) the Escrow Balance.

“Adjustment Percentage” means, with respect to any Loan, the quotient (expressed as a decimal) of the Loan Value for such Loan *divided by* the Cut-Off Date Unpaid Principal Balance of such Loan.

“Advances” means the sum of all unreimbursed amounts advanced by or on behalf of the Initial Member or the Company or any predecessor-in-interest of the Initial Member or the Company for the benefit of a Borrower or a third-party advanced to meet required scheduled payments, or to protect the Initial Member’s or the Company’s or any such predecessor-in-interest’s Lien position or the Underlying Collateral, including payment of *ad valorem* taxes and premiums for hazard and forced placed insurance as permitted by the terms of any Loan Document. Advances do not include Funding Draws.

“Affected Loan” has the meaning given in Section 4.5(d)(i).

“Affidavit and Assignment of Claim” means an Affidavit and Assignment of Claim in the form attached hereto as Attachment C.

“Affiliate” means, with respect to any specified Person, (i) any other Person directly or indirectly controlling or controlled by or under common control with such specified Person, (ii) any Person owning or controlling ten percent (10%) or more of the outstanding voting securities, voting equity interests, or beneficial interests of the Person specified, (iii) any officer, director, general partner, managing member, trustee, employee or promoter of the Person specified or any Immediate Family Member of such officer, director, partner, member, trustee, employee or

promoter, (iv) any corporation, partnership, limited liability company, trust or similar entity for which any Person referred to in clause (ii) or (iii) acts in the stated capacity, or (v) any Person who is an officer, director, general partner, managing member, trustee or holder of ten percent (10%) or more of the outstanding voting securities, voting equity interests or beneficial interests of any Person described in clauses (i) through (iv); provided, however, that, for purposes of this Agreement, none of the Initial Member, the Revolver Lender, the collateral agent under the Reimbursement, Security and Guaranty Agreement or the Purchase Money Notes Guarantor shall be deemed to be an Affiliate of the Company or of any Affiliate of the Company. For purposes of this definition, the term “**control**” (including the phrases “**controlled by**” and “**under common control with**”), when used with respect to any specified Person, means the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of such Person, whether through the ownership of voting securities or interests, by contract or otherwise.

“**Agreement**” has the meaning given in the preamble to this Agreement, and includes all exhibits, schedules and attachments to this Agreement.

“**Ancillary Documents**” means the LLC Operating Agreement, the Servicing Agreement (including the Electronic Tracking Agreement), the Custodial and Paying Agency Agreement, one or more Account Control Agreements, the Transferred LLC Interest Sale Agreement, the Purchase Money Notes (and any promissory note reissued in respect thereof pursuant to Section 2.8 of the Custodial and Paying Agency Agreement), the Purchase Money Notes Guaranty, the Reimbursement, Security and Guaranty Agreement, and the Revolver Documents, in each case once executed and delivered, and any and all other agreements and instruments executed and delivered in connection with the Closing.

“**Assignment and Lost Instrument Affidavit**” means an Assignment and Lost Instrument Affidavit in the form attached hereto as Attachment E.

“**Bankruptcy Rule**” means any of the rules set forth under the Federal Rules of Bankruptcy Procedure, as the same may be amended from time to time.

“**Bid**” has the meaning given in the Transferred LLC Interest Sale Agreement.

“**Borrower**” means any borrower with respect to any Loan.

“**Business Day**” means any day except a Saturday, Sunday or other day on which commercial banks in Washington, D.C. or United States federal government offices are required or authorized by Law to close.

“**Closing**” has the meaning given in the recitals.

“**Closing Date**” has the meaning given in the preamble.

“**Collection Account**” has the meaning given in the Custodial and Paying Agency Agreement.

“**Company**” has the meaning given in the preamble.

“**Company Acquired Property**” means (i) Underlying Collateral to which title is acquired by or on behalf of the Company or any Ownership Entity by foreclosure, by deed in lieu of foreclosure, by power of sale or by sale pursuant to the Uniform Commercial Code, (ii) the equity interests in any such Ownership Entity holding any such Underlying Collateral, and (iii) the assets held directly or indirectly by any such Ownership Entity.

“**Contract for Deed**” means an executory contract with a third party to convey real property to such third party upon payment of the amounts set forth therein and/or the performance of any other obligations described therein, including any installment land sale contract.

“**Custodial and Paying Agency Agreement**” means the Custodial and Paying Agency Agreement of even date herewith between the Company, the Purchase Money Notes Guarantor, the Initial Member (in its capacity as the Revolver Lender and the Collateral Agent) and Wells Fargo Bank, N.A., in its capacities as the Custodian and the Paying Agent.

“**Custodial Documents**” has the meaning given in the Custodial and Paying Agency Agreement.

“**Custodian**” has the meaning given in the Custodial and Paying Agency Agreement.

“**Cut-Off Date**” means as of the close of business on March 31, 2010.

“**Cut-Off Date Unpaid Principal Balance**” means, with respect to any Loan, the estimate of the Unpaid Principal Balance of the Loan as of the Cut-Off Date as stated on the Loan Schedule.

“**Deficiency Balance**” means the remaining unpaid principal balance of any Note or Loan sold or contributed pursuant to this Agreement after crediting to it the proceeds of a foreclosure sale, deed in lieu of foreclosure (if applicable) or any other exercise of remedies with respect to Underlying Collateral.

“**Discretionary Funding Advance**” has the meaning given in the LLC Operating Agreement.

“**Dishonored Check**” means any check or similar instrument that has been returned due to insufficient funds or a stop payment order.

“**Distribution Date Report**” has the meaning given in the Custodial and Paying Agency Agreement.

“**Due Period**” has the meaning given in the Custodial and Paying Agency Agreement.

“**Electronic Tracking Agreement**” has the meaning given in the Custodial and Paying Agency Agreement.

“Environmental Hazard” means the presence at, in or under any Mortgaged Property (whether held in fee simple estate or subject to a ground lease or otherwise, and including any improvements whether by buildings or facilities, and any personal property, fixtures, leases and other property or rights pertaining thereto), of any “hazardous substance,” as such term is defined in Section 101(14) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. §9601(14), or any petroleum (including crude oil or any fraction thereof that is liquid at standard conditions of temperature and pressure), at a level or in an amount that requires remediation or abatement pursuant to applicable Law.

“Escrow Account” means an account maintained by the Initial Member or any predecessor-in-interest of the Initial Member (including SFG) or agent of any of the foregoing for the deposit of Escrow Payments received in respect of one or more Loans.

“Escrow Balance” means, with respect to any Loan, the positive escrow balance (if any) in the Escrow Account with respect to that Loan, as reflected on the Loan Schedule.

“Escrow Payments” means the amounts for the purpose of paying ground rents, taxes, assessments, water rates, common charges in condominiums and planned unit developments, mortgage insurance premiums, fire and hazard insurance premiums and other payments, or for the purpose of paying construction costs, that have been deposited in escrow or designated as such by the Borrower to the Initial Member or any of its predecessors-in-interest (including SFG) or any servicer or other agent with respect to any Loan.

“Excess Damage Liability” has the meaning given in Section 4.5(d)(i).

“Excess Principal” has the meaning given in Section 2.4(c).

“Excess Working Capital Advances” has the meaning given in the LLC Operating Agreement.

“Excluded Liabilities” has the meaning given in Section 2.2.

“Excluded Liabilities Litigation” has the meaning given in Section 4.5(a)(i).

“Existing Servicer” means a Person (including SFG) acting as servicer for any Loan as of the Cut-Off Date.

“Failed Bank” has the meaning given in the recitals.

“FDIC” has the meaning given in the preamble.

“Foreign Jurisdiction” means any jurisdiction other than the United States, and any subdivision of or in such other jurisdiction.

“Foreign Loan” means a Loan with respect to which the Borrower or any of the Underlying Collateral is located in any Foreign Jurisdiction.

“**Funding Draws**” has the meaning given in the LLC Operating Agreement.

“**GAAP**” means the generally accepted accounting principles as in effect in the United States from time to time.

“**Governmental Authority**” means (i) any United States or non-United States national, federal, state, local, municipal, provincial or international government or any political subdivision thereof, or (ii) any governmental, regulatory or administrative authority, agency or commission or judicial or arbitral body of any of the foregoing described in clause (i).

“**Immediate Family Member**” means with respect to any individual, his or her spouse, parent, parent-in-law, grandparent, descendent, nephew, niece, brother, sister, brother-in-law, sister-in-law, child (whether natural or adopted), child-in-law, step child, grandchild and grandchild-in-law.

“**Initial Member**” has the meaning given in the preamble.

“**Interim Servicing Fee**” means the fee to be paid by the Company to the Initial Member for the provision of interim servicing on behalf of the Company with respect to the Loans for the period beginning on the day after the Cut-Off Date and ending on the Servicing Transfer Date pursuant to Section 3.3 hereof. The Interim Servicing Fee for each Due Period (including the months in which the Cut-Off Date and Servicing Transfer Date occur) with respect to the Loans will be calculated, earned and due as of the first (1st) day of each Due Period by *multiplying* (i) the Unpaid Principal Balance of the Loans calculated as of the first day of such Due Period, *by* (ii) one-quarter percent (0.25%), *by* (iii) a fraction, the numerator of which is the number of days in the respective Due Period (whether or not the Cut-Off Date or the Servicing Transfer Date occurs within such Due Period) and the denominator of which is three hundred sixty (360).

“**Interim Servicing Period**” has the meaning given in Section 3.3(b).

“**Law**” means any applicable statute, law, ordinance, regulation, rule, code, injunction, judgment, decree or order (including any executive order) of any Governmental Authority.

“**Lien**” means any pledge, security interest, charge, restriction on or condition to transfer, voting or exercise or enjoyment of any right or beneficial interest, option, right of first refusal, easement, covenant, restriction and any other lien, claim or encumbrance of any nature whatsoever.

“**Limited Power of Attorney**” means the Limited Power of Attorney in the form attached hereto as Attachment H.

“**LLC Interests**” has the meaning given in the recitals.

“**LLC Operating Agreement**” means the Amended and Restated Limited Liability Operating Company Agreement of even date herewith among the Initial Member, the Private Owner and the Company.

“Loan” means any loan, Loan Participation, Ownership Entity (including any cash and cash equivalents held directly or indirectly by such Ownership Entity) or Receiver Acquired Property listed on the Loan Schedule, and any loan into which any listed loan or Loan Participation is refinanced or modified, and includes with respect to each such loan, Loan Participation, Ownership Entity, Receiver Acquired Property or other related asset or any Related Agreement: (i) any obligation evidenced by a Note; (ii) all rights, powers or Liens of the Initial Member in or under the Underlying Collateral and Underlying Collateral Documents and in and to Acquired Property (including all Ownership Entities and Acquired Property held by any Ownership Entity); (iii) all rights of the Initial Member pursuant to any Contract for Deed and in or to the real property that is subject to any such Contract for Deed; (iv) all rights of the Initial Member pursuant to any lease and in or to the related leased property; (v) all rights to causes of action, lawsuits, judgments, claims and demands of any nature available to or being pursued by or for the benefit of the Initial Member with respect to the Loans, the Underlying Collateral or the ownership, use, function, value of or other rights pertaining thereto, whether arising by way of counterclaim or otherwise, other than any claims retained by the Initial Member pursuant to Section 2.7; (vi) all guaranties, warranties, indemnities and similar rights in favor of the Initial Member with respect to any of the Loans; (vii) all rights of the Initial Member under the Related Agreements; and (viii) all rights of the Initial Member to any Deficiency Balances.

“Loan Documents” means all documents, agreements, certificates, instruments and other writings (including all Underlying Collateral Documents) now or hereafter executed by or delivered or caused to be delivered by any Borrower, any Obligor or any other obligor evidencing, creating, guaranteeing or securing, or otherwise executed or delivered in respect of, all or any part of a Loan or any Acquired Property or evidencing any transaction contemplated thereby, and all Modifications thereto.

“Loan File” means all documents pertaining to any Loan, either copies or originals, that are in the possession of the Initial Member or the SFG Servicer or any of their employees or contractors responsible for the servicing of the Loan, other than (i) the original Notes, renewals of the Notes and other Underlying Collateral Documents and Custodial Documents, and (ii) confidential or privileged communications between the Initial Member or the SFG Servicer (or any of their respective predecessors-in-interest) and its legal counsel; provided, however, that the Loan Files do not include files maintained by other employees or agents of the Initial Member or the SFG Servicer (or any of their respective predecessors-in-interest) that are not responsible for servicing of the Loan or attorney-client or work product privileged materials held by the Initial Member’s or the SFG Servicer’s (or any of their respective predecessors-in-interest’s) legal counsel unless, in the opinion of such counsel, the disclosure of the material is not likely to result in the waiver of the attorney-client or work product privilege.

“Loan Participation” means any loan identified on the Loan Schedule subject to a shared credit, participation, co-lending or similar intercreditor agreement pursuant to which the Initial Member or any of its predecessors-in-interest was the lead or agent financial depository institution or otherwise managed or held the credit or sold participations, or under which the Initial Member or any of its predecessors-in-interest was a participating financial depository institution or purchased participations in a credit managed by another Person.

“**Loan Proceeds**” has the meaning given in the LLC Operating Agreement.

“**Loan Schedule**” has the meaning given in the recitals.

“**Loan Value**” has the meaning given in the recitals.

“**Loan Value Schedule**” has the meaning given in the recitals.

“**Manager**” has the meaning given in the LLC Operating Agreement.

“**MERS**” means Mortgage Electronic Registration Systems, Incorporated.

“**MERS Registered Mortgages**” has the meaning given in Section 3.1(c).

“**MERS® System**” has the meaning given in the LLC Operating Agreement.

“**Modification**” means any extension, renewal, substitution, replacement, supplement, amendment or modification of any agreement, certificate, document, instrument or other writing, whether or not contemplated in the original agreement, document or instrument.

“**Monthly Report**” has the meaning given in the LLC Operating Agreement.

“**Mortgage**” means the mortgage, deed of trust, deed to secure debt, trust deed or other instrument, including any amendments or modifications thereto, creating a first or junior Lien on or ownership interest in a Mortgaged Property.

“**Mortgage Assignment**” means, with respect to any Mortgage, an assignment of the Mortgage, notice of transfer or equivalent instrument in recordable form, sufficient under the Law of the jurisdiction wherein the related Mortgaged Property is located to reflect the assignment of the Mortgage.

“**Mortgaged Property**” means any underlying real property constituting part of the Underlying Collateral for any Loan, whether held in fee simple estate or subject to a ground lease or otherwise, and whether or not improved by buildings or facilities, and any personal property, fixtures, leases and other property or rights pertaining thereto.

“**Note**” means each note or promissory note, lost instrument affidavit, loan agreement, shared credit or loan participation agreement, intercreditor agreement, reimbursement agreement, any other evidence of indebtedness of any kind, or any other agreement, document or instrument evidencing a Loan, and all Modifications to the foregoing.

“**Obligations**” means all obligations, liabilities and commitments of the Initial Member or any of its predecessors-in-interest relating to a Loan and arising or due or payable after the Cut-Off Date pursuant to and in accordance with any of the related Notes, Underlying Collateral Documents, Loan Documents or Related Agreements, including the commitment to make advances of funds to or for the benefit of the Borrower thereunder.

“Obligor” means (i) any guarantor of all or any portion of any Loan or all or any of any Borrower’s obligations set forth and described in the Loan Documents, or (ii) any other Person (other than a Borrower, the lender(s) and any administrative or other agent) that is obligated pursuant to the Loan Documents with respect to a Loan, and shall include the guarantor under any completion guaranty or similar document.

“Order” has the meaning given in Section 6.1.

“Ownership Entity” means a Single Purpose Entity that is a subsidiary of the Company, whether contributed by the Initial Member on the Closing Date (if any) or formed or acquired by the Company thereafter; provided, however, that, with respect to any entity transferred to the Company on the Closing Date pursuant to this Agreement that is not a Single Purpose Entity as of such date, any such entity shall be deemed to be an Ownership Entity.

“Participated Loan” shall have the meaning given in Section 4.9.

“Paying Agent” has the meaning given in the Custodial and Paying Agency Agreement.

“Person” means any individual, corporation, partnership (general or limited), limited liability company, limited liability partnership, firm, joint venture, association, joint-stock company, trust, estate, unincorporated organization, governmental or regulatory body or other entity.

“Pre-Approved Charges” means the costs and expenses expressly designated as “Pre-Approved Charges” in Sections 2.8, 3.1(c), 3.1(d)(i), 3.1(e), 3.2(b), 4.3, 4.10 and 5.6, and no other costs or expenses.

“Principal Deficiency” shall have the meaning given in Section 2.4(c).

“Private Owner” has the meaning given in the recitals.

“Purchase Money Notes” or **“Purchase Money Note”** has the meaning given in the recitals.

“Purchase Money Notes Guaranty” has the meaning given in the recitals.

“Purchase Money Notes Guarantor” has the meaning given in the recitals.

“Receiver Acquired Property” means (i) Underlying Collateral title to which has been acquired by or on behalf of the Initial Member or any of its predecessors-in-interest by foreclosure, by deed in lieu of foreclosure, by power of sale or by sale pursuant to the Uniform Commercial Code, in any such case in accordance with the Loan Documents if the foreclosure or other acquisition event occurs after the Cut-off Date, or occurred on or before the Cut-Off Date but the Redemption Period had not expired on or before the Cut-Off Date, (ii) the equity interests in any Ownership Entity holding any such Underlying Collateral, and (iii) the assets held directly or indirectly by any such Ownership Entities.

“Redemption Period” means the statutory time period, if any, during which a foreclosed owner may buy back foreclosed real property from the foreclosure sale purchaser under the Law of the jurisdiction in which the property is located, which period (if the jurisdiction provides for the same) may vary among the jurisdictions that do provide for a Redemption Period.

“Reimbursement, Security and Guaranty Agreement” has the meaning given in the recitals.

“Related Agreement” means (i) any agreement, document or instrument (other than the Note and Underlying Collateral Documents) relating to or evidencing any obligation to pay or securing any Loan (including any equipment lease, letter of credit, bankers’ acceptance, draft, system confirmation of transaction, loan history, affidavit, general collection information, and correspondence and comments relating to any obligation), (ii) any agreement relating to real property or rights in or to any real property (including leases, tenancies, concessions, licenses or other rights of occupancy or use and security deposits related thereto) related to any Loan, (iii) any collection, contingency fee, and tax and other service agreements that are specific to the Loans (or any of them) and that are assignable, (iv) any letter of assurance, letter of credit or similar instrument evidencing an obligation of the Initial Member or any of its predecessors-in-interest that was issued for the benefit of any Person and relates in any way to a Loan or the acquisition, development or construction of any project with respect to which the proceeds of such Loan were used or were intended to be used, and (v) any interest rate swap arrangement between the Borrower and the Initial Member or Silverton Bridge Bank or any of their respective predecessors-in-interest or the Company (in each case as the applicable lender, agent or other creditor under the Loan) that relates to any Loan.

“Related Party” means any party related to the Borrower in the manner delineated in 26 U.S.C.A. 267(b) and the regulations promulgated thereunder, as such law and regulations may be amended from time to time.

“Released Parties” has the meaning given in Section 4.17(b).

“Repurchase Loan Value” means, with respect to any Loan, the sum of (i) the product of the Loan Value of such Loan *multiplied by* 2.5 and (ii) the product of (x) the aggregate original principal face amount of the Purchase Money Notes and (y) the quotient (expressed as a decimal) of the Loan Value of such Loan *divided by* the Transferred LLC Interest Sale Price.

“Repurchase Percentage” means, with respect to any Loan, the quotient (expressed as a decimal) of the Repurchase Loan Value for such Loan *divided by* the Adjusted Cut-Off Date Unpaid Principal Balance of such Loan.

“Repurchase Price” means, with respect to any Loan, an amount equal to (i) the Repurchase Percentage *multiplied by* the Unpaid Principal Balance of the Loan as of the date of the repurchase *plus* (ii) unreimbursed Servicing Expenses that have been advanced by the Company with respect to such Loan (excluding any expenses described in Section 12.7(b) of the LLC Operating Agreement) as of the date of the repurchase, *minus* (iii) the amount of any

positive Escrow Balance with respect to the Loan as of the date of the repurchase that is not transferred to the Initial Member at the time of the repurchase.

“**Revolver**” has the meaning given in the recitals.

“**Revolver Account**” has the meaning given in the Custodial and Paying Agency Agreement.

“**Revolver Documents**” means the Revolving Credit Agreement and all other agreements, instruments and other documents evidencing and/or securing the Revolver.

“**Revolver Lender**” has the meaning given in the recitals.

“**Revolving Credit Agreement**” has the meaning given in the recitals.

“**Servicer**” has the meaning given in the LLC Operating Agreement.

“**Servicing Agreement**” has the meaning given in the LLC Operating Agreement.

“**Servicing Expenses**” has the meaning given in the LLC Operating Agreement.

“**Servicing Transfer Date**” means, with respect to any Loan, the date on which the transfer of the loan servicing records for such Loan to the Servicer’s system of records is completed and the Servicer begins to service such Loan, as determined in accordance with Section 3.3, which date the Initial Member and the Company anticipate shall be no later than July 31, 2010 or such other date as is agreed to by the Initial Member and the Company, it being understood and agreed that (i) the loan servicing records for all Loans will be transferred to the Servicer’s system of records at the same time such that there is only one (1) Servicing Transfer Date applicable to all Loans, and (ii) the Initial Member and the Company will proceed (and the Company is to cause the Servicer to proceed) with all commercially reasonable diligence to effect such transfer of loan servicing records as soon as is practicable after the Closing.

“**SFG**” means Specialty Finance Group, LLC, a Georgia limited liability company and a direct wholly-owned subsidiary of the Failed Bank.

“**SFG Servicer**” means SFG, as servicer under that certain Servicing Agreement between the Initial Member and SFG dated as of May 18, 2010.

“**Single Purpose Entity**” has the meaning given in the LLC Operating Agreement.

“**Transfer Documents**” means the endorsements and allonges to Notes, Assignment and Lost Instrument Affidavits (if applicable), Mortgage Assignments, deeds, assignment of leases and other documents of assignment, conveyance or transfer required under any applicable Law to evidence the transfer to the Company of the Loans, the Underlying Collateral and the Underlying Collateral Documents and the Initial Member’s rights with respect to the Loans and the Underlying Collateral. The form Allonge to be used in preparation of the Transfer Documents is attached hereto as Attachment D, the form of Assignment and Lost Instrument Affidavit to be

used in preparation of the Transfer Documents is attached hereto as Attachment E, the forms of Assignment of Real Estate Mortgage and Assignment of Real Estate Deed of Trust to be used in the preparation of the Transfer Documents are attached hereto as Attachments F-1 and F-2, respectively, and the form of the Assignment of Assignment of Leases and Rents and Other Loan Documents to be used in the preparation of the Transfer Documents is attached hereto as Attachment G.

“Transfer Taxes” means any taxes, assessments, levies, imposts, duties, deductions, fees, withholdings or other charges of whatever nature (other than any taxes imposed on or measured by net income or any franchise taxes), including interest and penalties thereon, required to be paid to any taxing authority with respect to the transfer of the Loans, the Underlying Collateral and the Underlying Collateral Documents or the rights in the Underlying Collateral or the assignment and assumption of the Obligations thereunder.

“Transferred LLC Interest” has the meaning given in the recitals.

“Transferred LLC Interest Sale Agreement” has the meaning given in the recitals.

“Transferred LLC Interest Sale Price” has the meaning given in the recitals.

“Underlying Collateral” means any and all real or personal property, whether tangible, intangible or mixed, securing or pledged to secure a Loan, including (i) any account, equipment, guarantee or contract right, or equity, partnership or other interest that is the subject of any Underlying Collateral Document, and (ii) as the context requires, Acquired Property, whether or not so expressly specified.

“Underlying Collateral Document” means any pledge agreement, security agreement, personal, corporate or other guaranty, deed of trust, deed, trust deed, deed to secure debt, mortgage, contract for the sale of real property, assignment, collateral agreement, stock power or other agreement or document of any kind, whether an original or a copy, whether similar to or different from those enumerated, (i) securing in any manner the performance or payment by any Borrower or any Obligor of its obligations or the obligations of any other Borrower or Obligor pursuant to any of the Loans or Notes evidencing the Loans, or (ii) evidencing any Acquired Property or the ownership of any Acquired Property. For the avoidance of doubt, Underlying Collateral Document does not include any document or agreement insofar as collateral encumbered by such agreement has been foreclosed under such agreement on or before the Cut-Off Date, except to the extent that a Borrower’s or Obligor’s obligations thereunder survive such foreclosure.

“Uniform Commercial Code” means the Uniform Commercial Code as in effect in any applicable jurisdiction, as the same might be amended from time to time.

“Unpaid Principal Balance” has the meaning given in the LLC Operating Agreement.

Section 1.2 **Construction.** This Agreement shall be construed and interpreted in accordance with the following:

(a) References to “Affiliates” include only other Persons that from time to time constitute “Affiliates” of such specified Person, and do not include, at any particular time, other Persons that might have been, but at such time have ceased to be, “Affiliates” of such specified Person, except to the extent that any such reference specifically provides otherwise.

(b) The term “or” is not exclusive.

(c) A reference to a Law includes any amendment, modification or replacement to such Law.

(d) Accounting terms have the meanings assigned to them by GAAP applied on a consistent basis by the accounting entity to which they refer.

(e) References to any document, instrument or agreement (i) are deemed to include all appendices, exhibits, schedules and other attachments thereto and all documents, instruments or agreements issued or executed in replacement thereof, and (ii) mean such document, instrument or agreement, or replacement thereto, as amended, modified and supplemented from time to time in accordance with its terms and as the same is in effect at any given time.

(f) Unless otherwise specified, the words “hereof”, “herein” and “hereunder” and words of similar import refer to this Agreement as a whole and not to any particular provision of this Agreement.

(g) The words “include” and “including” and words of similar import are not limiting and are to be construed to be followed by the words “without limitation,” whether or not they are in fact followed by such words.

(h) The word “during”, when used with respect to a period of time, is to be construed to mean commencing at the beginning of such period and continuing until the end of such period.

(i) Unless the context otherwise requires, singular nouns and pronouns when used herein are deemed to include the plural and vice versa and impersonal pronouns are deemed to include the personal pronoun of the appropriate gender.

Article II Contribution and Sale of Loans

Section 2.1 Terms and Conditions. The Initial Member hereby conveys to the Company, and the Company hereby acquires and accepts from the Initial Member, without recourse, by way of a sale to the extent of the initial aggregate principal amount of the Purchase Money Notes and otherwise as a capital contribution, all right, title and interest of the Initial Member in and to:

(a) the Loans (including all Receiver Acquired Property, equity and other interests in any Ownership Entity formed by the Initial Member or any of its predecessors-in-

interest, the Notes, the other Loan Documents and Related Agreements), including all future advances made with respect thereto, effective as of the Cut-Off Date, and all rights in the Underlying Collateral pursuant to the Underlying Collateral Documents;

(b) all amounts payable to the Initial Member or any of its predecessors-in-interest under the Loan Documents and all obligations owed to the Initial Member or any of its predecessors-in-interest in connection with the Loans and the Loan Documents, in each case after the Cut-Off Date;

(c) all claims, suits, causes of action and any other right of the Initial Member, whether known or unknown, against a Borrower or any Obligor or any of their respective Affiliates, agents, representatives, contractors, advisors or any other Person arising under or in connection with the Loans or the Loan Documents or that is in any way based on or related to any of the foregoing, including contract claims, tort claims, malpractice claims, statutory claims and all other claims at law or in equity arising under or in connection with the Loan Documents or the transactions related thereto or contemplated thereby, excluding, however, any and all claims, suits, causes or action and other rights retained by the Initial Member pursuant to Section 2.7;

(d) all cash, securities and other property received or applied by or for the account of the Initial Member or any of its predecessors-in-interest under the Loans after the Cut-Off Date, including all distributions received through redemption, consummation of a plan of reorganization, restructuring, liquidation or otherwise of a Borrower or Obligor under or with respect to the Loans, and any securities, interest, dividends or other property that may be distributed or collected with respect to any of the foregoing; and

(e) any and all distributions on, or proceeds or products of or with respect to, any of the foregoing, and the rights to receive such proceeds thereof.

Section 2.2 Liabilities Assumed by the Company. The Company hereby assumes and, subject to the provisions of Section 3.3, agrees effective as of the Cut-Off Date to perform and pay all of the Obligations. The Initial Member and the Company agree that the conveyance contemplated by Section 2.1 and the other provisions of this Agreement is intended to be an absolute conveyance and transfer of ownership of the Loans in part by capital contribution and in part by sale. Notwithstanding anything to the contrary in this Agreement, however, it is understood and agreed that, except for the Obligations, the Initial Member shall not assign and the Company shall not assume or be liable for any of the following liabilities (the “**Excluded Liabilities**”):

(a) any monetary liability or monetary obligation of the Initial Member to the extent attributable to an act, omission or circumstances that occurred or existed prior to the Cut-Off Date and that constitutes a breach or default under any contract (including any contract included in the Obligations), a tort, willful misconduct, fraud or a violation of Law by the Initial Member;

(b) any monetary claim against or monetary liability of the FDIC in its capacity as receiver for the Failed Bank that was, is or will be subject to or is required to be asserted through the receivership administrative claims processes administered by the FDIC in its capacity as receiver for the Failed Bank pursuant to 12 U.S.C. § 1821(d)(3) through (13); and

(c) any monetary claim against or monetary liability based on any alleged act or omission of the Failed Bank that is not provable or allowable, or is otherwise barred against the FDIC as receiver for the Failed Bank under applicable Law, including claims and liabilities that are barred under 12 U.S.C. §§ 1821(c), (d), (e) (including § 1821(e)(3)), (i), (j); 12 U.S.C. § 1822; 12 U.S.C. § 1823; or 12 U.S.C. § 1825.

Section 2.3 Allocation of Payments; Advances.

(a) All payments and other amounts received on account of any of the Loans or Underlying Collateral on or before the Cut-Off Date shall be retained by and shall belong to the Initial Member. Any and all Loan Proceeds received at any time after the Cut-Off Date shall be allocated and distributed to and shall belong to the Company.

(b) On the Business Day immediately preceding the Closing Date, the Initial Member shall have provided or caused to be provided to the Company a statement setting forth any amounts advanced by the Initial Member or SFG to satisfy any Funding Draws after the Cut-Off Date. On the Closing Date, the Company shall pay or reimburse the Initial Member for any amounts advanced by the Initial Member or SFG to satisfy any Funding Draws after the Cut-Off Date through the Closing Date as set forth in such statement.

(c) On the Servicing Transfer Date, the Initial Member shall provide or cause to be provided to the Company a statement setting forth (i) the amount of all Advances made by the Initial Member or SFG with respect to the Loans after the Cut-Off Date and through the Servicing Transfer Date and the amount of any reimbursement that the Initial Member or SFG has received from the respective Borrower or Obligor after the Cut-Off Date through the Servicing Transfer Date, and (ii) the amount of any Servicing Expenses and Pre-Approved Charges paid by the Initial Member or SFG out of its own funds after the Cut-Off Date through the Servicing Transfer Date and the amount of any reimbursement thereof received from the respective Borrower or Obligor. The Initial Member shall be paid or reimbursed by the Company on the Servicing Transfer Date for Advances that the Initial Member or SFG makes after the Cut-Off Date through the Servicing Transfer Date out of its own funds (rather than using Loan Proceeds to pay for the respective expenses for which the Advances are made) to the extent not reimbursed by a Borrower or Obligor. In addition, the Initial Member shall be paid or reimbursed by the Company on the Servicing Transfer Date for Servicing Expenses or Pre-Approved Charges that the Initial Member or SFG pays after the Cut-Off Date through the Servicing Transfer Date out of its own funds (rather than withdrawing such funds from the Collection Account or the Revolver Account or otherwise using Loan Proceeds to pay for the respective Servicing Expenses or Pre-Approved Charges) to the extent not reimbursed by a Borrower or Obligor. Any such amounts for Advances, Servicing Expenses or Pre-Approved Charges paid after the Cut-Off Date through the Servicing Transfer Date owed to but not

reimbursed to the Initial Member on the Servicing Transfer Date shall be reimbursed by the Company to the Initial Member on demand.

(d) The Initial Member shall be responsible for reimbursing each third-party Existing Servicer for any payments made by such third-party Existing Servicer to fund Servicing Expenses or Pre-Approved Charges with respect to a Loan after the Cut-Off Date through the Servicing Transfer Date, as well as for any advances of principal or interest with respect to a Loan made by such third-party Existing Servicer prior to the Servicing Transfer Date. The Initial Member also shall be responsible for paying any fee owing to an Existing Servicer in connection with the termination of any servicing agreement with such Existing Servicer.

Section 2.4 **Adjustments.**

(a) The Private Owner shall, and shall cause the Servicer to, cooperate with the Initial Member and the SFG Servicer in reconciling the amounts of Advances made with respect to each Loan after the Closing Date and prior to the Servicing Transfer Date to fund Servicing Expenses, Pre-Approved Charges or otherwise.

(b) On the Servicing Transfer Date, the Initial Member shall provide the Company with, or cause to be provided to the Company, a statement setting forth, for each Loan, the Adjusted Cut-Off Date Unpaid Principal Balance, Adjusted Escrow Balance and the Unpaid Principal Balance as of the Servicing Transfer Date. Each such statement shall be accompanied by an explanation of the reasons for any adjustment to any Cut-Off Date Unpaid Principal Balance or Escrow Balance.

(c) If the Adjusted Cut-Off Date Unpaid Principal Balance of any Loan exceeds the Cut-Off Date Unpaid Principal Balance of such Loan (such excess, the "**Excess Principal**"), the Private Owner shall be liable to the Initial Member for an amount equal to the Adjustment Percentage *multiplied by* the Excess Principal. If the Cut-Off Date Unpaid Principal Balance of any Loan exceeds the Adjusted Cut-Off Date Unpaid Principal Balance of any Loan (such deficiency, the "**Principal Deficiency**"), the Initial Member shall be liable to the Private Owner for an amount equal to the Adjustment Percentage *multiplied by* the Principal Deficiency. No adjustment will be made for any miscalculation of interest on any Loan.

(d) On the Servicing Transfer Date, the aggregate amount owed by the Private Owner to the Initial Member pursuant to Section 2.4(c) (excluding the amount of any Advances, Servicing Expenses and Pre-Approved Charges due to the Initial Member) shall be subtracted from the aggregate amount owed to the Private Owner by the Initial Member pursuant to Section 2.4(c). If the resulting amount is a positive number, the Initial Member shall pay such amount to the Private Owner, and if the resulting amount is a negative number, the Private Owner shall pay the absolute value of such amount to the Initial Member. In addition, an amount equal to the positive balance of any Escrow Accounts with respect to the Loans as of the Servicing Transfer Date shall be remitted to the Servicer (and shall not be considered to constitute Loan Proceeds under the LLC Operating Agreement or Custodial and Paying Agency Agreement). Any monies due to the Private Owner or the Initial Member pursuant to this Section 2.4 with respect to a given Loan shall be paid on the Servicing Transfer Date. The Company shall adjust its records

to reflect the Adjusted Cut-Off Date Unpaid Principal Balances, the Adjusted Escrow Balances and the Unpaid Principal Balances with respect to the Loans.

Section 2.5 Rebates and Refunds. The Company is not entitled to any rebates or refunds from the Initial Member or any of its predecessors-in-interest, including SFG, from any pre-computed interest Loan regardless of when the Note matures. Further, on pre-computed interest Loans, neither the Initial Member nor any of its predecessors-in-interest (including SFG) will refund any unearned discount amounts to the Company.

Section 2.6 Interest Conveyed. In the event a foreclosure occurs after the Cut-Off Date, or occurred on or before the Cut-Off Date but the Redemption Period had not expired on or before the Cut-Off Date, the Initial Member shall convey to the Company the Deficiency Balance, if any, together with the net proceeds, if any, of such foreclosure sale. If the Initial Member or any of its predecessors-in-interest was the purchaser at such foreclosure sale, the Initial Member shall convey to the Company the Deficiency Balance, if any, together with a special warranty deed to the Receiver Acquired Property purchased at such foreclosure sale. The Company acknowledges and agrees that the Company shall not acquire any interest in or to (a) any such Underlying Collateral that was foreclosed by the Initial Member or any of its predecessors-in-interest on or before the Cut-Off Date and for which the Redemption Period, if any, had expired on or before the Cut-Off Date and (b) any performance or completion bond or letter of credit or other assurance filed with any Governmental Authority with respect to any Loan for the purpose of ensuring that improvements constructed or to be constructed are completed in accordance with any governmental regulations or building requirements applicable to the proposed or completed improvement to the extent that any such performance or completion bond or letter of credit or other assurance constitutes a promise or obligation of the Initial Member or any of its predecessors-in-interest to make any payment or otherwise provide any performance or satisfaction.

Section 2.7 Retained Claims. Notwithstanding anything to the contrary in this Agreement, the Company and the Initial Member agree that the contribution and sale of the Loans pursuant to this Agreement will exclude the transfer to the Company of any right, title and interest of the Initial Member, SFG, the Failed Bank and any of their respective predecessors-in-interest in and to any and all claims of any nature whatsoever that now might exist or hereafter might arise, whether known or unknown, that the Initial Member, SFG, the Failed Bank or any of their respective predecessors-in-interest have or had or that any might have or might have had, regardless of when any such claim is discovered, against any of the following: (a) officers, directors, employees, insiders, accountants, attorneys, other Persons employed by the Initial Member, SFG, the Failed Bank or any of their respective predecessors-in-interest, underwriters or any other similar Persons who might have caused a loss to the Initial Member, SFG, the Failed Bank or any of their respective predecessors-in-interest in connection with the initiation, origination, servicing or administration of a Loan; (b) any appraisers, accountants, auditors, attorneys, investment bankers or brokers, loan brokers, deposit brokers, securities dealers or other professional individuals or Persons who performed services for the Initial Member, SFG, the Failed Bank or any of their respective predecessors-in-interest relative to the initiation, origination, servicing or administration of a Loan; (c) any third parties for alleged fraud, misrepresentation or other misconduct in connection with the initiation, origination, servicing or

administration of a Loan; or (d) any appraiser or other Person with whom the Initial Member, SFG, the Failed Bank or any of their respective predecessors-in-interest or any servicing agent contracted for services or title insurance in connection with the initiation, origination, servicing or administration of a Loan.

Section 2.8 **Transfer Taxes.** Except as otherwise provided herein, the Company shall pay, indemnify and hold harmless the Initial Member and SFG from and against any Transfer Taxes, and shall timely file any returns required to be filed with respect to such Transfer Taxes; provided, however, that the Initial Member shall pay (and shall not be entitled to be reimbursed for) any Transfer Taxes in the nature of mortgage recording taxes and shall timely file any returns required to be filed with respect to such Transfer Taxes. Taxes paid by the Company pursuant to this Section 2.8 shall constitute Pre-Approved Charges.

Article III

Transfer of Loans, Underlying Collateral Documents and Servicing

Section 3.1 **Delivery of Documents.** The Company and the Initial Member agree to execute and deliver to one another the following:

(a) On the Closing Date, such Transfer Documents executed by the Initial Member as the Initial Member elects to deliver to the Company.

(b) Subject to the provisions of the LLC Operating Agreement, the Initial Member shall deliver or cause to be delivered the Notes, other Custodial Documents and Underlying Collateral Documents for each Loan to the Custodian as soon as is practicable after the Closing Date and shall deliver or cause to be delivered the Loan Files for such Loan to either the Company or the Servicer (as directed by the Company), in either case on or within a reasonable period of time after the Servicing Transfer Date with respect to such Loan.

(c) For any of the mortgages and/or other Underlying Collateral Documents securing the Loans that are registered on the MERS System (collectively, the “**MERS Registered Mortgages**”), the Company shall cause the MERS Registered Mortgages to be transferred on the MERS® System on or within a reasonable time after the Servicing Transfer Date. To the extent the cost of transferring the MERS Registered Mortgages is a cost imposed by MERS on the transferor of a Loan, that cost shall be borne by the Initial Member. Otherwise, the costs imposed by MERS with respect to the transfer of the MERS Registered Mortgages shall be borne by the Company and all such costs shall constitute Pre-Approved Charges, provided, however, that any such expenses with respect to MERS Registered Mortgages as to which the Company has not initiated the transfer on the MERS System (in cooperation with the applicable Existing Servicer during the period prior to the Servicing Transfer Date) within six (6) months after the Closing Date shall not constitute Pre-Approved Charges and such charges shall be borne by the Private Owner alone. The Company shall provide a report to the Initial Member on the progress and status of the transfers on the MERS System of the MERS Registered Mortgages on the first (1st) day of the seventh (7th) month following the Closing Date and again on the first (1st) anniversary of the Closing Date.

(d) (i) In the event that the Initial Member does not deliver or cause to be delivered all the Transfer Documents on the Closing Date, (A) the Company will prepare on behalf of the Initial Member, within the period specified in Section 3.1(d)(iii), all such Transfer Documents not delivered by or on behalf of the Initial Member to the Company on the Closing Date and (B) on or within a reasonable time following the Closing Date, the Initial Member will grant a Limited Power of Attorney to selected officers of the Company for the purpose of executing on behalf of the Initial Member such Transfer Documents prepared by the Company pursuant to Section 3.1(d)(i)(A). Reasonable and customary expenses paid to third parties actually incurred by the Company in complying with the obligations set forth in the preceding sentence and paid to third parties shall constitute Pre-Approved Charges, provided, however, that any such expenses with respect to a Transfer Document that is not properly prepared and submitted for recordation or filing within six (6) months after the Closing Date (as such time period may be extended pursuant to the immediately following sentence) shall not constitute Pre-Approved Charges and shall be borne by the Private Owner alone. Such six-month period for the preparation and submission of a Transfer Document for recordation shall be extended if the delay is due to a matter noted as an "Exception" on the "Collateral Certificate" (as such terms are defined in the Custodial and Paying Agency Agreement); provided, that the Private Owner is working diligently to locate the missing information or otherwise take such steps as might be necessary or appropriate to complete and submit the Transfer Documents. All Transfer Documents prepared by the Company shall be in appropriate form suitable for filing or recording (if applicable) in the relevant jurisdiction and otherwise subject to the limitations set forth herein, and the Company shall be solely responsible for the preparation, contents and form of such documents. The Company hereby releases the Initial Member, SFG and their respective predecessors-in-interest from any loss or damage incurred by the Company due to the contents or form of any documents prepared by the Company pursuant to this Section 3.1(d) (the form of which was not provided by the Initial Member as an attachment hereto) and the Private Owner shall indemnify and hold harmless the Initial Member, SFG and their respective predecessors-in-interest from and against any claim, action or cause of action asserted by any Person, including the Company, arising out of the contents or form of any Transfer Document (the form of which was not provided by the Initial Member as an attachment hereto), including any claim relating to the adequacy or inadequacy of any such document or instrument for the purposes thereof, and the use (or purported use) by the Company of the Limited Power of Attorney in any way not expressly permitted by its terms.

(ii) The Company shall use the forms set forth in Attachment D through Attachment G, inclusive, in preparing the Transfer Documents. All documents of assignment, conveyance or transfer (not including special warranty deeds to the Receiver Acquired Property, which shall contain the special warranty included therein but no other warranties or representations, but including all other Transfer Documents) shall contain the following sentence: "This assignment is made without recourse, and without representation or warranty, express or implied, or by operation of law of any kind and nature whatsoever by the Federal Deposit Insurance Corporation in its corporate capacity or as receiver for Silverton Bank, N.A."

(iii) The Company will complete all Transfer Documents, and record or file them if and as appropriate in accordance with Section 3.2, as soon as is practicable following the Closing Date but in any event within six (6) months after the Closing, except if the delay is due to a matter noted as an "Exception" on the "Collateral Certificate" (as such terms are defined in the Custodial and Paying Agency Agreement), provided, that the Private Owner is working diligently to locate the missing information or otherwise take such steps as might be necessary or appropriate to complete and submit the relevant documentation. The Company shall provide a report to the Initial Member, the Revolver Lender and the Purchase Money Notes Guarantor on the progress and status of the preparation, execution, recording and/or filing and delivery of the original documents to the Custodian as required by this Agreement promptly following a request therefor from the Initial Member and in any event upon the first (1st) day of the seventh (7th) month following the Closing Date and again on the first (1st) anniversary of the Closing Date.

(e) As to Foreign Loans, the Company, at its own expense, must retain counsel licensed in the Foreign Jurisdictions involved with the Foreign Loans. Such foreign counsel must draft the documents necessary to assign the Foreign Loans to the Company. Reasonable and customary expenses actually incurred by the Company in complying with the obligations set forth in the preceding sentence and paid to third parties shall constitute Pre-Approved Charges. Documents presented to the Initial Member to assign Foreign Loans to the Company must be accompanied by a letter on the foreign counsel's letterhead, signed by the foreign counsel preparing those documents, certifying that those documents conform to the Law of the Foreign Jurisdiction. Each such document and instrument shall be delivered to the Initial Member in the English language; provided, however, that any document required for its purposes to be executed by the Initial Member in a language other than the English language shall be delivered to the Initial Member in such language, accompanied by a translation thereof in the English language, certified as to its accuracy by an executive officer or general counsel of the Company and, if such executive officer or general counsel shall not be fluently bilingual, by the translator thereof.

(f) Nothing contained herein or elsewhere in this Agreement shall require the Initial Member to make any agreement, representation or warranty or provide any indemnity in any such document or instrument or otherwise (except with respect to the special warranty contained in a special warranty deed to any Receiver Acquired Property), nor is the Initial Member obligated to obtain any consents or approval to the sale or transfer of the Loans or the related servicing rights, if any, or the assumption by the Company of the Obligations.

(g) The Initial Member agrees to execute any additional documents required by Law or necessary to effectively transfer and assign all of the Initial Member's right, title and interest in and to any and all Loans to the Company (subject to the rights of the Initial Member pursuant to the LLC Operating Agreement). The Initial Member shall have no obligation to provide, review or execute any such additional documents unless the same shall have been requested of the Initial Member within three hundred sixty-five (365) calendar days after the Closing Date.

Section 3.2 **Recordation of Documents.**

(a) With respect to all recordable Transfer Documents prepared by the Company pursuant to Section 3.1(d), the Company shall promptly submit all such Transfer Documents for recordation or filing in the appropriate land, chattel, Uniform Commercial Code, and other records of the appropriate county, state or other jurisdictions (including any Foreign Jurisdiction) to effect the transfer of the Loans to the Company. Notwithstanding anything herein to the contrary, the transfer of the Loans from SFG to the Initial Member immediately prior to and in connection with the Closing shall not be required to be submitted for recordation or filing in any land, chattel, Uniform Commercial Code or other records and the recordable Transfer Documents prepared by the Company pursuant to Section 3.1(d) shall, to the extent not prohibited by Law, evidence the transfer of the Loans from SFG (on behalf of the Initial Member) to the Company at Closing. All Transfer Documents shall provide that all recorded documents be returned to the Custodian at its notice address set forth in Section 7.3, as such address might be modified in the manner provided in the Custodial and Paying Agency Agreement. The Company shall be responsible for diligently and promptly following up with respect to any non-conforming Transfer Documents that are returned and not recorded, gaps in the chain of title and the like to ensure that each and all of the Transfer Documents are properly filed or recorded as appropriate. The Company shall include in the reports described in and required pursuant to Section 3.1(d)(iii) all required information concerning the recording and/or filing and return of all recordable Transfer Documents.

(b) Reasonable and customary expenses actually incurred by the Company in complying with the obligations set forth in this Section 3.2 and paid to third parties shall constitute Pre-Approved Charges; provided, however, that any such expenses with respect to a Transfer Document that is not properly prepared and submitted for recordation or filing within six (6) months after the Closing Date shall not constitute Pre-Approved Charges and shall be borne by the Private Owner alone. Such six-month period for the preparation and submission of a Transfer Document for recordation shall be extended if the delay is due to a matter noted as an "Exception" on the "Collateral Certificate" (as such terms are defined in the Custodial and Paying Agency Agreement), provided, that the Private Owner is working diligently to locate the missing information or otherwise take such steps as may be necessary or appropriate to complete and submit the Transfer Document(s). The Initial Member shall, if such is affirmatively required under the Law of a relevant Foreign Jurisdiction, take such actions as are necessary in such Foreign Jurisdiction to effect the purposes of this Article III.

Section 3.3 **Transfer of Servicing.**

(a) The Loans are conveyed to the Company on a servicing-released basis. Subject to Section 3.3(b), from and after the Cut-Off Date, all rights, obligations, liabilities and responsibilities with respect to the servicing of the Loans shall inure to the benefit of and be assumed by the Company, and notwithstanding anything herein to the contrary, the Initial Member shall be discharged from all responsibility and liability therefor, including any liability arising from any interim servicing provided by the Initial Member, SFG or any other third-party servicer pursuant to this Section 3.3. The Company shall assume from and after the Cut-Off Date all obligations and liabilities with respect to any and all asset management and special

servicing functions with respect to the Loans, notwithstanding any interim servicing that the Initial Member, SFG or any other third-party servicer might perform during the Interim Servicing Period. Without limiting the generality of the foregoing, the Company shall assume from and after the Cut-Off Date all obligations with respect to funding any Funding Draws and, with respect to any Funding Draws required to be made between the Cut-Off Date and the Closing Date, shall consult and coordinate with the Initial Member concerning the process for funding such Funding Draws. From and after the Closing Date, the Company shall consult and coordinate with the Paying Agent concerning any advances under the Revolver Documents and the provision of any Discretionary Funding Advances to fund any such construction draws. To facilitate communication among the Company, the Initial Member, SFG and any other third-party servicers, (i) the Company shall designate (and the Private Owner shall cause the Company to designate) a principal contact person to whom the Initial Member, SFG and any other third-party servicers will be authorized to refer during the respective Interim Servicing Period all asset management or special servicing inquiries and matters and all any circumstances outside the scope of the Initial Member's, SFG's and any other third-party servicers' limited interim servicing responsibilities, and (ii) the Initial Member shall designate one or more principal contact persons whom the Company and the Servicer will be authorized to contact with inquiries, guidance or directions concerning the Initial Member's, SFG's and any other third-party servicers' limited interim servicing responsibilities. Prior to the Closing Date, the Initial Member will establish protocols with respect to those servicing inquiries, matters and circumstances that are to be referred to the Company's designated principal contact person or that are to be handled by the Initial Member, SFG and any other third-party servicers as part of the limited interim servicing described in Section 3.3(b).

(b) To provide for the orderly transfer of the servicing to the Company, the Initial Member will provide interim servicing of the Loans, and/or will maintain agreements with the SFG Servicer or one or more third-party servicer to provide interim servicing of the Loans, on the Company's behalf beginning on the day after the Cut-Off Date and ending on the Servicing Transfer Date (the "**Interim Servicing Period**"). Any such agreements with the SFG Servicer or any other third-party servicer shall include provisions requiring that the servicer continue: (i) to receive payments and post them to the system of record; (ii) to maintain records reflecting payments received; (iii) to provide the Company, on request, a schedule of payments processed; (iv) to make payments (whether from its own funds or otherwise) to fund Servicing Expenses and Pre-Approved Charges; and (v) provide payoff information to the Company regarding particular Loans, as applicable. The foregoing shall not limit the actions that the Initial Member, the SFG Servicer or any other Existing Servicer may take with respect to any Loan prior to the Servicing Transfer Date. In addition, unless the Company and the Initial Member agree otherwise, the Initial Member shall prepare and deliver or cause to be prepared and delivered the Monthly Reports (including the Distribution Date Reports) in accordance with the LLC Operating Agreement and the Custodial and Paying Agency Agreement for all Due Periods ending on or before the last day of the month in which the Servicing Transfer Date occurs. The Initial Member may engage agents of the Initial Member's own choosing to perform such interim servicing. Each of the SFG Servicer, any other Existing Servicer and any agent chosen by the Initial Member to perform such interim servicing shall be (and hereby is) authorized by the Company to use and withdraw funds from the Collection Account, the Revolver Account and the

Escrow Accounts and to request Excess Working Capital Advances (if necessary) in the performance of the interim servicing duties pursuant to this Section 3.3 during the Interim Servicing Period if it so chooses (including with respect to the payment and satisfaction of any Servicing Expenses or Pre-Approved Charges in full if the amount of Loan Proceeds it has collected and is retaining is insufficient to pay and satisfy such Servicing Expenses or Pre-Approved Charges in full). Subject to the provisions of Sections 4.5(a) and 4.6, the Initial Member's obligation to perform or cause the performance of this interim servicing shall cease on the Servicing Transfer Date. On the Servicing Transfer Date, the Initial Member will provide the Company with or cause to be provided to the Company a statement setting forth for the period from the effective date of the most recent regular Monthly Report that the Initial Member has delivered or caused to be delivered to the Company and the Servicing Transfer Date (i) the amount of payments and other amounts received for each Loan, and (ii) the amount of payments made to fund Servicing Expenses made but not reimbursed by the applicable Borrower or Obligor (including payments made from the Initial Member's, the SFG Servicer's or any other third-party servicer's own funds), which amounts are to be reimbursed in accordance with Section 2.3(b). Each such statement also shall include any amounts to be paid to the Initial Member on the Servicing Transfer Date pursuant to Sections 2.3 and 2.4.

(c) During the Interim Servicing Period, the Initial Member shall cause all Loan Proceeds (including any recoveries of Advances) remaining after reimbursement or payment of Servicing Expenses and Pre-Approved Charges to be remitted to the Collection Account on a monthly basis not later than two (2) Business Days prior to the Distribution Date (as such term is defined in the Custodial and Paying Agency Agreement) for such month. Each of the Initial Member, the SFG Servicer and any other third-party servicer shall be (and they each hereby are) authorized by the Company to use Loan Proceeds with respect to any Loan, prior to the time such Loan Proceeds are required to be remitted to the Collection Account (including for the reimbursement of any Advances that the Initial Member might make during the Interim Servicing Period) in their discretion in connection with the servicing of the Loans.

(d) In consideration of the services provided by or on behalf of the Initial Member pursuant to this Section 3.3, the Company shall pay the Interim Servicing Fee to the Initial Member for each Due Period in which the Initial Member provides or causes to be provided interim servicing (including the Due Period in which the Cut-Off Date and the Servicing Transfer Date occur) in the manner described in the Custodial and Paying Agency Agreement. The Interim Servicing Fee will be calculated, earned and due as of the first day of each Due Period and will be payable on each Distribution Date pursuant to the provisions of the Custodial and Paying Agency Agreement. For the avoidance of doubt, any such Interim Servicing Fee payable prior to the Servicing Transfer Date shall be net of any servicing fees payable to the SFG Servicer or any other third-party servicers and offset by such servicer against Loan Proceeds.

(e) The Company hereby ratifies any and all actions taken by the Initial Member, the SFG Servicer or any other third-party servicer in the performance of interim servicing activities and functions prior to the Closing Date, including any oversight by the Initial Member of the SFG Servicer or any other third-party servicer in connection with the servicing of the Loans. The Company acknowledges and agrees that the Initial Member, SFG and their

respective agents are performing interim servicing activities and functions for the Company as an accommodation to the Company and that none of the Initial Member, SFG or any other third-party servicer shall have any liability for any acts or omissions taken in connection therewith (other than to correct calculation, allocation or distribution errors). Except for amounts for which the Company may be reimbursed as provided in the LLC Operating Agreement and the Custodial and Paying Agency Agreement, the Company hereby releases and forever discharges the Initial Member, SFG, the FDIC, the Failed Bank and any other third-party servicer and their respective predecessors-in-interest and all of their respective officers, directors, employees, agents, attorneys, contractors and representatives and all of their respective successors, assigns and Affiliates, from any and all claims (including any counterclaim or defensive claim), demands, causes of action, judgments or legal proceedings and remedies of whatever kind or nature that the Company had, has or might have in the future, whether known or unknown, that are related in any manner whatsoever to the servicing of the Loans (other than gross negligence or willful misconduct) at any time prior to the Servicing Transfer Date.

(f) The Initial Member and the Private Owner shall cooperate in their efforts to cause the Servicing Transfer Date to occur prior to July 31, 2010 to the extent reasonably practicable, unless a later date is consented to by the Initial Member.

Section 3.4 Grant of Power of Attorney by Company. The Company hereby irrevocably appoints each of the Initial Member and SFG as its lawful attorney-in-fact, with full authority in the place and stead of the Company and in the name of the Company, the Initial Member, SFG or otherwise, and with full power of substitution in the premises (which power of attorney, being coupled with an interest, is irrevocable for so long as the Company is in existence), from time to time in the Initial Member's discretion, following a failure by the Company to satisfy promptly its obligations pursuant to Section 3.1, Section 3.2, Section 4.10, Section 4.11, Section 4.12 and Section 4.13 as they relate to the preparing, furnishing, executing and/or recording of any of the Transfer Documents or any other relevant matter set forth in any such provision to prepare, furnish, execute and/or record all relevant Transfer Documents and other documents as might be reasonably necessary to satisfy the transfer and recording obligations of the Company pursuant to Section 3.1, Section 3.2, Section 4.10, Section 4.11, Section 4.12 and Section 4.13.

Article IV Covenants, Duties and Obligations of the Company

Section 4.1 Servicing of Loans. From and after the Servicing Transfer Date, the Company shall service the Loans in compliance with the LLC Operating Agreement.

Section 4.2 Collection Agency/Contingency Fee Agreements. The Company acknowledges and agrees that it accepts and acquires the Loans subject to any agreements with collection agencies or contingency fee agreements with attorneys (in each case that are outstanding and in effect as of the Servicing Transfer Date and are assignable) that relate only to the Loans (or any of them), and assumes and agrees to fulfill all Obligations of the Initial Member or any of its predecessors-in-interest thereunder.

Section 4.3 Insured or Guaranteed Loans. If any Loans being transferred pursuant to this Agreement are insured or guaranteed by any Governmental Authority, and such insurance or guaranty is not being specifically terminated by the Initial Member, the Company acknowledges and agrees that such Loans must be serviced by a servicer, lender or mortgagee approved by such Governmental Authority, if such approval is required. The Company further acknowledges and agrees that, upon assumption of the Obligations with respect to the Loans, it assumes full responsibility for determining whether or not any such insurance or guarantees are in effect on the date of this Agreement and, with respect to those Loans with respect to which any such insurance or guarantee is in effect on the date of this Agreement, the Company acknowledges and agrees that, upon assumption of the Obligations with respect to the Loans, it assumes full responsibility for taking any and all actions as might be necessary to insure such insurance or guarantees remain in full force and effect. The Company acknowledges and agrees that, upon assumption of the Obligations with respect to the Loans, it assumes and agrees to fulfill all of the Initial Member's, SFG's, the Failed Bank's or any of their respective predecessors-in-interest's Obligations under the contracts of insurance or guaranty. Any out-of-pocket fees due to any insurer or guarantor incurred by the Company to fulfill its obligations set forth in the preceding sentence and paid to such insurer or guarantor shall constitute Pre-Approved Charges.

Section 4.4 Reporting to or for the Applicable Taxing Authorities. With respect to each Loan, the Initial Member shall be responsible for submitting or causing to be submitted all tax information returns with all applicable Governmental Authorities for all applicable periods prior to the respective Servicing Transfer Date, and the Company shall be responsible for submitting all tax information returns with all applicable Governmental Authorities for all applicable periods commencing with the respective Servicing Transfer Date. Information returns include reports on Internal Revenue Service Forms 1098 and 1099. The Company shall be responsible for submitting all information returns required under applicable Law of any Foreign Jurisdiction, to the extent such information returns are required to be filed by the Company or the Initial Member under such Law, relating to the Loans, for the calendar or tax year in which the Closing Date falls and thereafter.

Section 4.5 Loans in Litigation.

(a) (i) With respect to any Loan that is the subject of any type of pending litigation as of the Closing Date that consists solely of claims or actions based upon, arising out of or involving Excluded Liabilities ("Excluded Liabilities Litigation"), the Company shall have no obligation to substitute its counsel to represent the Company's interests in the Excluded Liabilities Litigation. In such case, the Initial Member shall retain all rights and obligations, and shall remain the real party-in-interest, with respect to and shall retain control over the Excluded Liabilities Litigation. With respect to any Loan that is the subject of any type of pending litigation that consists of both Excluded Liabilities Litigation and other claims or actions, that portion of any litigation that consists of Excluded Liabilities Litigation shall be bifurcated from such other claims or actions, with the Initial Member retaining all rights and obligations, and remaining the real party-in-interest, with respect to and retaining control over the Excluded Liabilities Litigation and the Company substituting itself as the real party in interest and taking control of the remaining claims in the litigation as is provided otherwise in this Section 4.5. The

Initial Member shall pay all of the costs and expenses incurred by it in connection with any such Excluded Liabilities Litigation, including all legal fees and expenses and court costs. The Initial Member's determination whether or not pending litigation consists of Excluded Liabilities Litigation and the extent to which pending litigation consists of both Excluded Liabilities Litigation and other claims or actions shall be conclusive and binding for all purposes with respect to this Agreement.

(ii) With respect to any Loan that is the subject of any type of pending litigation as of the Closing Date other than pending litigation that consists entirely of Excluded Liabilities Litigation, the Company shall notify the FDIC's Regional Counsel, 1601 Bryan Street, Dallas, Texas 75201-4586, within fifteen (15) Business Days before the Servicing Transfer Date or such other date as is agreed to by the Initial Member and the Company, of the name of the attorney selected by the Company to represent the Company's interests in the litigation. Before such date, the Company shall notify the clerk of the court or other appropriate official and all counsel of record that ownership of the Loan was transferred from the Initial Member to the Company. Subject to the provisions of Sections 4.5(c) and (d), the Company shall have its attorney file appropriate pleadings and other documents and instruments with the court or other appropriate body before the Servicing Transfer Date, substituting the Company's attorney for the Initial Member's attorney, removing the Initial Member, SFG, the Failed Bank and any of their predecessors-in-interest as a party to the litigation and substituting the Company as the real party-in-interest. Nothing contained in this Agreement shall preclude the Company from retaining the same attorney retained by the Initial Member, SFG, the Failed Bank or any of their respective predecessors-in-interest to handle such litigation with respect to the Loans, provided, however, that, with respect to litigation referred to in Section 4.5(c), the Company shall not retain the same counsel that represents the Initial Member, SFG, the Failed Bank or any of their respective predecessors-in-interest in connection with such litigation unless the FDIC's Regional Counsel (referred to above) agrees in writing to such dual representation. Subject to the provisions of Section 4.5(b) (and the Company's compliance with its obligations therein) and Section 4.5(d), in the event the Company fails, prior to the Servicing Transfer Date, to remove the Initial Member, SFG, the Failed Bank and their respective predecessors-in-interest as parties to the litigation and substitute the Company as the real party-in-interest, (i) the Initial Member may, but shall have no obligation to, continue to pursue or defend such litigation on behalf of the Company, and (ii) in the event the Initial Member does continue to pursue or defend such litigation, the Company shall be liable for and hereby agrees to pay all costs and expenses incurred by the Initial Member, SFG, the Failed Bank or any of their respective predecessors-in-interest in connection therewith, which expenses shall constitute Servicing Expenses.

(b) If the Company is unable, as a matter of Law or due to delays in court procedures and practices outside the control of the Company, to cause the Initial Member, SFG, the Failed Bank and their respective predecessors-in-interest to be replaced by the Company as party-in-interest in any pending litigation as required by Section 4.5(a), the Company shall so notify the FDIC's Regional Counsel, at the address specified above, no less than five (5) Business Days before the Servicing Transfer Date and shall provide such evidence to such effect reasonably satisfactory to the Seller stating the reasons for such failure. In any such event, (i) the Company shall cause its attorney to conduct such litigation at the Company's expense, which

expense shall constitute Servicing Expenses, (ii) the Company shall cause the removal of the Initial Member, SFG, the Failed Bank and their respective predecessors-in-interest and substitution of the Company as party-in-interest in such litigation at the earliest time possible under Law, (iii) the Company shall use commercially reasonable efforts to cause such litigation to be resolved by judgment or settlement in as reasonably efficient a manner as practical, (iv) the Initial Member shall cooperate with the Company and the Company's attorney as reasonably required in the Initial Member's sole judgment to bring such litigation or any settlement relating thereto to a reasonable and prompt conclusion, and (v) no settlement shall be agreed upon by the Company or its agents or counsel without the express prior written consent of the Initial Member, unless such settlement includes an irrevocable and complete waiver and release of any and all potential claims against the Initial Member, SFG, the Failed Bank and any of their respective predecessors-in-interest in relation to such litigation or the subject Loans or Obligations by any Person asserting any claim in the litigation, including the Company and any Borrower, and any and all losses, liabilities, claims, causes of action, damages, demands, taxes, fees, costs and expenses relating thereto shall be paid by the Company without recourse of any kind to the Initial Member, SFG, the Failed Bank or any of their respective predecessors-in-interest (other than to the extent the same constitute Servicing Expenses). The Company shall provide to the Initial Member no later than twenty (20) Business Days following the Closing Date a report showing the status of each pending litigation with respect to the replacement of the Company as the party-in-interest. The Company shall pay all of the costs and expenses incurred by it in connection with the actions required to be taken by it pursuant to Section 4.5(a) and this Section 4.5(b) (which expenses shall constitute Servicing Expenses), including all legal fees and expenses and court costs (which expenses shall constitute Servicing Expenses), and shall reimburse the Initial Member, upon demand, for all legal expenses the Initial Member, SFG, the Failed Bank or any of their respective predecessors-in-interest incurs on or after the Cut-Off Date with respect to any such litigation, including costs incurred in connection with the dismissal thereof or withdrawal therefrom (which costs incurred by the Initial Member, SFG, the Failed Bank or any predecessor-in-interest thereto shall constitute Servicing Expenses for purposes of the Custodial and Paying Agency Agreement).

(c) In the event that there exists or is asserted against the Company after the Closing Date any claim or action that relates in whole or in part to an Excluded Liability (and such claim or action is not based upon and does not arise out of any act or omission of or on behalf of the Company, the Private Owner or the Servicer), (i) the Company shall (A) notify the Initial Member, in writing in accordance with the notice provisions of Article VII, of such claim or action and (B) subject to the rights of the Initial Member set forth below, be responsible for and control and assume the investigation and/or defense of such claim on behalf of the Company and the Company's interest in the Loan(s), at the Company's expense and with counsel appointed by the Company, and (ii) the Initial Member shall be responsible for and control and assume any investigation and/or defense of the Initial Member, SFG, the Failed Bank and their respective predecessors-in-interest, at the Initial Member's own expense and with the Initial Member's own counsel to the extent any claim relates in whole or in part to an Excluded Liability. The Initial Member's determination whether or not any claim or liability in any such litigation is an Excluded Liability and the extent to which any such litigation relates to both Excluded Liabilities and other claims or liabilities shall be conclusive and binding for all

purposes with respect to this Agreement. The Company and the Initial Member shall cooperate in the defense of any such claim or action to the extent their interests are not in conflict and shall use commercially reasonable efforts to work together to resolve or settle such claims or action in a manner that is mutually agreeable and in their respective best interests. The Company shall obtain the prior written approval of the Initial Member before ceasing to defend against any claim or action that it is required to defend against pursuant to this Section 4.5(c).

Notwithstanding the foregoing, the Initial Member may at any time assume and control the defense of the Company in connection with any action or litigation that exists or is asserted against the Company after the Closing Date that relates in whole or in part to an Excluded Liability at the Initial Member's expense. Subject to the provisions of Sections 4.5(d)(i) and (ii), the costs and expenses incurred by the Company in connection with its defense of any claim or action described in this Section 4.5(c), including (I) reasonable attorneys' fees and expenses incurred to defend against (or investigate) the same or pursue counterclaims or cross-claims against other parties, (II) awards or judgments assessed against the Company with respect to any such claim or action, or (III) the costs of any settlements described in Section 4.5(d)(ii) of such claim or action, shall constitute Servicing Expenses for purposes of the Custodial and Paying Agency Agreement.

(d) If, as a result of any claim or action subject to the provisions of Section 4.5(c):

(i) there is entered against the Company either (A) a final, non-appealable monetary judgment holding the Company liable for damages in excess of an amount equal to the Repurchase Loan Value of the Loan relating to or that is the subject of such claim (such Loan, the "Affected Loan") (such excess amount, the "Excess Damage Liability"), or (B) a final monetary judgment that is appealable, which the Initial Member agrees in writing need not be appealed further by the Company, and that imposes an Excess Damage Liability on the Company, or

(ii) the Company enters into a final settlement agreement with the consent of the Initial Member (such consent not to be unreasonably withheld), pursuant to which the Company is obligated to pay an Excess Damage Liability,

then, in any such case described in clause (i) or (ii) above, the Initial Member shall reimburse the Company for the Excess Damage Liability and the Initial Member shall be entitled, at its option, to repurchase the Affected Loan at its Repurchase Price in accordance with the repurchase provisions of Article VI; provided, however, that none of the Initial Member, SFG, the Failed Bank or any of their respective predecessors-in-interest shall be liable pursuant to this sentence for any liability imposed upon the Company that arises as a result of any act or omission of the Company or the Private Owner.

(e) The provisions of Sections 4.5(a) through (d): (i) are subject to the right of the Initial Member to retain claims pursuant to Section 2.7, including any such claims as may have been asserted in litigation pending as of the Closing Date; and (ii) do not modify in any manner the limitations on liabilities assumed by the Company pursuant to Section 2.2 or the definition of Excluded Liabilities. At the Initial Member's discretion, litigation involving any

such claims shall be bifurcated, with the Initial Member remaining the real party-in-interest and retaining control over (and being responsible for pursuing and bearing the related costs to pursue) claims retained by it pursuant to Section 2.7 and the Company substituting itself as the real party-in-interest and taking control of (and being responsible for pursuing and bearing the cost of pursuing) the remainder of the litigation. The Initial Member's determination whether or not litigation consists of any such claims and the extent to which litigation consists of any such claims shall be conclusive and binding for all purposes with respect to this Agreement.

(f) Notwithstanding any provision to the contrary in this Agreement, any payments by the Company of Servicing Expenses pursuant to Section 4.5(c) shall be subject to the obligation of the Private Owner to reimburse the Initial Member under Section 4.6 of the LLC Operating Agreement.

(g) Further notwithstanding any provision to the contrary in this Agreement, in the event that there is instituted any litigation challenging the repudiation of any obligation with respect to any Loan by the Initial Member and asserting that the Company has any liability arising from such repudiation, the Initial Member shall control and defend such litigation (including any claims or actions against the Company) and pay all costs and expense in respect thereof.

Section 4.6 Loans in Bankruptcy. In accordance with Bankruptcy Rules 3001 and 3002, the Company shall take all actions necessary to file or cause the filing of, prior to the Servicing Transfer Date (i) proofs of claims in pending bankruptcy cases involving any Loans for which the Initial Member, SFG or the Failed Bank or any predecessor-in-interest thereto has not already filed a proof of claim, and (ii) all documents required by Rule 3001 of the Federal Rules of Bankruptcy Procedure, and to take all such similar actions as might be required in any relevant jurisdiction in any pending bankruptcy or insolvency case or proceeding in such jurisdiction involving any Loan in order to evidence and assert the Company's rights. The Company shall prepare and provide to the Initial Member, on or prior to the Servicing Transfer Date, an Affidavit and Assignment of Claim or any similar forms as might be required in any relevant Foreign Jurisdiction and shall be acceptable to the Initial Member, for each Loan where a Borrower under such Loan is in bankruptcy as of the Closing Date. The Company hereby releases the Initial Member, the FDIC, SFG, the Failed Bank and their respective predecessors-in-interest from any claim, demand, suit or cause of action the Company might have as a result of any action or inaction on the part of the Initial Member, the FDIC, SFG, the Failed Bank or their respective predecessors-in-interest with respect to such Loan. In the event the Company fails, prior to the Servicing Transfer Date, to take the actions required by this Section 4.6, (a) the Initial Member may, but shall have no obligation to, file or cause the filing of proofs of claim or other documents as the Initial Member determines to be necessary or appropriate to evidence and assert the Company's rights and, (b) in the event the Initial Member does take or causes to be taken any such actions, the Company shall be liable for and hereby agrees to pay all costs and expenses incurred by or on behalf of the Initial Member in connection therewith (which costs incurred by or on behalf of the Initial Member shall constitute Servicing Expenses for purposes of the Custodial and Paying Agency Agreement). The provisions of this Section 4.6 are subject to the right of the Initial Member to retain claims pursuant to Section 2.7, including any such claims as might have been asserted in litigation pending as of the Closing Date. At the Initial

Member's discretion, litigation involving any such claims shall be bifurcated, with the Initial Member remaining the real party-in-interest and retaining control over (and being responsible for pursuing and bearing the related costs to pursue) claims retained by it pursuant to Section 2.7 and the Company substituting itself as the real party-in-interest and taking control of (and being responsible for pursuing and bearing the cost of pursuing) the remaining claims in the litigation.

Section 4.7 Loan Related Insurance. On the Closing Date, (a) the Initial Member shall cause to be assigned, to the extent assignable, all existing insurance policies in respect of the Underlying Collateral for each Loan, (b) the Company shall be responsible for having itself substituted as loss payee or named as additional insured, as applicable, on all Loan related insurance in which SFG, the Failed Bank or the Initial Member is currently listed as a loss payee or named as additional insured, as applicable, and (c) the Company shall cause to be put into place such insurance for the Underlying Collateral with respect to each Loan with respect to which a Borrower has failed to maintain required insurance, fire, hurricane, flood and hazard insurance with extended coverage as is required under the applicable Loan Documents. Upon the cancellation after the Cut-Off Date of any insurance policy maintained by the Initial Member, SFG or the Failed Bank with respect to any Loan and the receipt by the Company or the Initial Member of any refund of any premiums previously paid with respect thereto, such refunded amount shall inure to the benefit of the Borrowers with respect to the affected Loans, and such refunded amount shall be remitted to (or retained by) the Company and applied as appropriate to adjust the Escrow Accounts, if any, or other records with respect to such affected Loans.

Section 4.8 Loans with Escrow Accounts. Amounts or balances related to the Loans on deposit in Escrow Accounts held or controlled by the Initial Member or an Existing Servicer shall be transferred to the Company on the Servicing Transfer Date. As of the Servicing Transfer Date, any negative escrow balances shall be netted against the amount of any positive escrow balances held in the Escrow Accounts transferred to the Company. The Company agrees to assume, undertake and discharge any and all Obligations of the holder of the Loans with respect to any Escrow Account and the maintenance of such Escrow Account and the Escrow Payments paid by or on account of the related Borrower.

Section 4.9 Initial Member as Lead Lender in Loan Participations. The Initial Member hereby assigns and the Company hereby assumes the role of lead lender for any Loans with respect to which a portion of the Loan was participated to one (1) or more Persons and in which the Initial Member, SFG or any of their respective predecessors-in-interest was the lead lender as of the Closing Date (each, a "**Participated Loan**"). The Company hereby agrees to accept any such Participated Loans subject to all participants' right, title and interest in such Participated Loans.

Section 4.10 Contracts for Deed. The Company agrees to comply with all Obligations set forth in any Contract for Deed contained in any Loan subject to this Agreement. Pursuant to the provisions of Section 3.1, the Initial Member may require the Company to prepare and furnish special warranty deeds for the Initial Member's approval, conveying the real property subject to any such contract to the Company. The costs and expenses of any title curative work, if required, shall constitute Pre-Approved Charges.

Section 4.11 Acquired Property. The Company agrees to comply with all Obligations set forth in any Underlying Collateral Document relating to Acquired Property unless, in the opinion of the Company, complying with the Obligations under such Underlying Collateral Documents would not be in the best interest (in terms of maximizing the value of the Loan) of the Company and the Initial Member. Pursuant to the provisions of Section 3.1, the Initial Member may require the Company to prepare and furnish special warranty deeds and other applicable Transfer Documents, for the Initial Member's approval, to convey the Receiver Acquired Property to the Company.

Section 4.12 Leases. The Company agrees to comply with all Obligations set forth in any lease related to any Loan unless, in the opinion of the Company, complying with the Obligations under such lease would not be in the best interests (in terms of maximizing the value of the Loan) of the Company and the Initial Member. Pursuant to the provisions of Section 3.1, the Initial Member may require the Company to prepare and furnish applicable Transfer Documents with respect to such leases for the Initial Member's approval and execution.

Section 4.13 Notice to Borrowers. The Company shall, on a timely basis in accordance with any Laws, and pursuant to the Limited Powers of Attorney granted to it pursuant to Section 3.1(d)(i), prepare and transmit to each Borrower a joint "hello" and "goodbye" letter, at the Company's expense, which letter shall be subject to the review and reasonable approval of the Initial Member.

Section 4.14 Notice of Claims. The Company shall immediately notify the Initial Member, in accordance with the notice provisions of Section 7.4, of any claim, threatened claim or litigation against the Initial Member, SFG, the Failed Bank or any of their respective predecessors-in-interest arising out of any Loan.

Section 4.15 Use of the FDIC's Name and Reservation of Statutory Powers. The Company shall not use or permit the use by its agents, successors or assigns of any name or combination of letters that is similar to "FDIC" or "Federal Deposit Insurance Corporation", "SFG" or "Specialty Finance Group". The Company will not represent or imply that it is affiliated with, authorized by or in any way related to the FDIC or SFG except that, for so long as the FDIC is a member of the Company, the Company may represent that fact. The Company shall be entitled to assert (and claim the benefit of) the statute of limitations established under 12 U.S.C. § 1821(d)(14). The Company acknowledges and agrees, however, that the assignment of any Loan or Underlying Collateral Document pursuant to the terms of this Agreement shall not constitute the assignment of any other rights, powers or privileges granted to the Initial Member pursuant to the provisions the Federal Deposit Insurance Act, including those granted pursuant to 12 U.S.C. § 1821(d), 12 U.S.C. § 1823(e) and 12 U.S.C. § 1825, all such rights and powers being expressly reserved by the Initial Member; nor shall the Company assert or attempt to assert any such right, power or privilege in any pending or future litigation involving any Loan transferred or purchased hereunder.

Section 4.16 Prior Servicer Information. The Company acknowledges and agrees that the Initial Member might not have access to information from servicers of a Loan prior to the appointment of the FDIC as receiver of the Failed Bank and that the Initial Member has not

requested any information not in the possession of the Initial Member or SFG from any prior servicer of a Loan. The Company acknowledges and agrees that the Initial Member will not be required under the terms of this Agreement or any Ancillary Document to request any information from any such prior servicer.

Section 4.17 **Release of the Initial Member, the FDIC, SFG and the Failed Bank.**

(a) Except as otherwise specifically provided in Article VI of this Agreement or in the LLC Operating Agreement or any other Ancillary Document, the Company hereby releases and forever discharges the Initial Member, the FDIC, SFG, the Failed Bank, all of their respective predecessors-in-interest and all of their respective officers, directors, employees, agents, attorneys, contractors and representatives, and all of their respective successors, assigns (other than the Company) and Affiliates, from any and all claims (including any counterclaim or defensive claim), demands, causes of action, judgments or legal proceedings and remedies of whatever kind or nature that the Company had, now has, might have had or might have in the future, whether known or unknown, which are related in any manner whatsoever to the Loans, the servicing of the Loans (before or after the Cut-Off Date) by the Initial Member, SFG, the Failed Bank or their respective predecessors-in-interest, or any Person acting on behalf of the Initial Member, the FDIC, SFG or the Failed Bank or their respective predecessors-in-interest (other than gross negligence or willful misconduct), or the acquisition of the Loans; provided, however, that nothing contained in this Section 4.17(a) shall constitute or be interpreted as a waiver of any express right that the Company has under this Agreement or any of the Ancillary Documents.

(b) The Company agrees that it will not renew, extend, renegotiate, compromise, settle or release any Note or Loan or any right of the Company founded upon or growing out of this Agreement, except upon payment in full thereof, unless all Borrowers and Obligor on said Note or Loan shall first release and discharge the FDIC, the Initial Member, SFG and the Failed Bank, and their respective predecessors-in-interest, agents and assigns, other than the Company (the "**Released Parties**"), from all claims, demands and causes of action that any such Borrower or Obligor may have against any such Released Party arising out of or resulting from any act or omission occurring prior to the date of such release.

Article V

Loans Sold "As Is" and Without Recourse

Section 5.1 **Loans Conveyed "As Is"**. THE LOANS (INCLUDING ANY OWNERSHIP ENTITIES AND RECEIVER ACQUIRED PROPERTY) ARE CONVEYED AND ASSIGNED TO THE COMPANY "AS IS" AND "WITH ALL FAULTS," WITHOUT ANY REPRESENTATION, WARRANTY, GUARANTY OR, OTHER THAN AS EXPRESSLY PROVIDED WITH RESPECT TO THE REPURCHASE OPTION IN SECTION 6.1, RECOURSE WHATSOEVER, INCLUDING AS TO COLLECTABILITY, ENFORCEABILITY, VALUE OF UNDERLYING COLLATERAL, ABILITY OF ANY OBLIGOR TO REPAY, CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY OR FITNESS FOR A SPECIFIC PURPOSE, WHETHER EXPRESS OR IMPLIED OR BY OPERATION OF LAW, BY ANY PERSON, INCLUDING THE

INITIAL MEMBER, SFG, THE FAILED BANK OR THE FDIC, OR ANY OF THEIR RESPECTIVE PREDECESSORS-IN-INTEREST OR AFFILIATES OF THE INITIAL MEMBER, SFG, THE FAILED BANK OR THE FDIC, OR ANY OF THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES, AGENTS OR CONTRACTORS. THE INITIAL MEMBER SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE LOANS, THE UNDERLYING COLLATERAL OR THE UNDERLYING COLLATERAL DOCUMENTS, OR WITH RESPECT TO THE LEGALITY, VALIDITY, EFFECTIVENESS, ADEQUACY OR ENFORCEABILITY OF ANY SWAP AGREEMENT OR ANY DOCUMENTS RELATING THERETO OR TO THE CONDITION, FINANCIAL OR OTHERWISE, OF THE PARTIES TO ANY SWAP AGREEMENT OR ANY OTHER PERSON OR FOR THE PERFORMANCE AND OBSERVANCE BY THE PARTIES TO ANY SWAP AGREEMENT OR ANY OTHER PERSON OF ANY OF ITS OBLIGATIONS UNDER ANY SWAP AGREEMENT OR ANY DOCUMENTS RELATING THERETO OR WITH RESPECT TO ANY OTHER MATTER WHATSOEVER RELATING TO ANY SWAP AGREEMENT.

Section 5.2 No Warranties or Representations with Respect to Escrow Accounts. Without limiting the generality of Section 5.1, the Initial Member makes no warranties or representations of any kind or nature as to the sufficiency of funds held in any Escrow Account to discharge any obligations related in any manner to an escrow obligation, as to the accuracy of the amount of any monies held in any Escrow Account or as to the propriety of any previous disbursements or payments from any Escrow Account.

Section 5.3 No Warranties or Representations as to Amounts of Unfunded Principal. Without limiting the generality of Section 5.1, the Initial Member makes no warranties or representations of any kind or nature as to the amount of any additional or future advances of principal the Company may be obligated to make with respect to any Loan.

Section 5.4 Disclaimer Regarding Calculation or Adjustment of Interest on any Loan. Without limiting the generality of Section 5.1, the Initial Member makes no warranties or representations of any kind or nature as to the accuracy of any calculation or adjustment of interest on any Loan, including any adjustable rate Loan, whether such calculation or adjustment is made by the FDIC, the Failed Bank, SFG, the Initial Member or any of their respective predecessors-in-interest, Affiliates, agents or contractors.

Section 5.5 No Warranties or Representations With Regard to Information. The Initial Member makes no warranties or representations of any kind or nature as to the completeness or accuracy of any information provided with respect to any Loan. The Company acknowledges that, for example, and not by way of limitation, some Loan Files might be missing forms or notices, or might contain incomplete or inaccurate forms or notices, that might be required by one (1) or more federal or state consumer protection statutes. The Company's exclusive remedies with respect to any inaccurate or incomplete information provided by or on behalf of the Initial Member are an adjustment in accordance with Section 2.4 or an option to repurchase under Article VI, and such exclusive remedies are available only if all other conditions with respect thereto expressed in this Agreement have been met.

Section 5.6 Intervening or Missing Assignments. The Company acknowledges and agrees that the Initial Member shall have no obligation to secure or obtain any missing intervening Mortgage Assignment or other assignment to the Initial Member, SFG or the Failed Bank that is not contained in the Loan File or among the Underlying Collateral Documents. Neither the absence of any intervening Mortgage Assignment or any Mortgage Assignment to the Initial Member, SFG or the Failed Bank, nor the existence of any Lien on any Loan or its Underlying Collateral, nor any defect in the Lien or priority of the Initial Member's, SFG's or the Failed Bank's security interest in the Underlying Collateral shall give rise to any claim for purchase under Article VI. The Company shall bear all responsibility and expense of securing from the appropriate source any intervening Mortgage Assignment or any other assignment to the Initial Member, SFG or the Failed Bank that might be missing from the Underlying Collateral Documents, but the costs thereof shall constitute Pre-Approved Charges.

Section 5.7 No Warranties or Representations as to Documents. The Initial Member makes no warranties or representations of any kind or nature as to the effectiveness or enforceability in any Foreign Jurisdiction of this Agreement, any Ancillary Document, any Related Agreement, or any other document or instrument delivered or prepared in connection herewith, whether or not prepared and executed on the forms provided herewith, all of such forms being provided for reference only.

Article VI

Repurchase by the Initial Member at the Company's Option

Section 6.1 Repurchases at Company's Option. The Company may, at its option, and upon satisfaction of the procedures and other requirements set forth below, require the Initial Member to repurchase a Loan, if, and only if, (x) prior to the Closing Date, one of the events described in Sections 6.1(a) through (h) has occurred, or (y) after the Closing Date, there is issued by a court of competent jurisdiction with respect to such Loan a final, non-appealable order or judgment or there is entered into, with the consent of the Initial Member, a final settlement of any claim, action or litigation (the "**Order**") that requires the assignment and transfer of such Loan back to the Initial Member (unless the Initial Member has agreed in writing that no appeal need be taken). IN NO EVENT SHALL THE OCCURRENCE OF ANY SUCH EVENT OR THE OBLIGATION TO REPURCHASE A LOAN HEREUNDER BE EVIDENCE OF ANY BAD FAITH, MISCONDUCT OR FRAUD ON THE PART OF THE INITIAL MEMBER, THE FDIC, SFG OR THE FAILED BANK OR ANY OF THEIR RESPECTIVE PREDECESSORS-IN-INTEREST OR AFFILIATES, OR ANY OF THEIR RESPECTIVE DIRECTORS, EMPLOYEES, OFFICERS, CONTRACTORS OR AGENTS, EVEN IF IT IS SHOWN THAT THE INITIAL MEMBER, THE FDIC, SFG OR THE FAILED BANK OR ANY OF THEIR RESPECTIVE PREDECESSORS-IN-INTEREST OR AFFILIATES, OR ANY OF THEIR RESPECTIVE DIRECTORS, EMPLOYEES, OFFICERS, CONTRACTORS OR AGENTS, (A) KNEW OR SHOULD HAVE KNOWN OF THE EXISTENCE OF ANY FACTS RELATING TO THE OCCURRENCE OF SUCH EVENT, (B) CAUSED SUCH EVENT, OR (C) FAILED TO MITIGATE SUCH EVENT OR ANY OF THE LOSSES RESULTING THEREFROM.

(a) The Borrower had been discharged in a no asset bankruptcy proceeding, there is no Underlying Collateral securing such Loan and out of which such Loan may be satisfied, and all guarantors or sureties of the Note, if any, or the obligations contained therein, have similarly been discharged in no asset bankruptcies.

(b) A court of competent jurisdiction had entered a final, non-appealable judgment or order (unless the Initial Member has agreed in writing that no appeal need be taken and other than a bankruptcy decree or judicial foreclosure order) holding that neither the Borrower nor any Obligor, sureties or other obligors owe an enforceable obligation to pay the holder of the Note or its assignees.

(c) The Initial Member or any of its predecessors-in-interest had executed and delivered to the Borrower a release of liability from all obligations under the Note.

(d) A title defect exists in connection with the property that is the subject of a Contract for Deed, which title defect requires a prior order or judgment of a court to enable the Company to convey title to such property in accordance with the terms and conditions set forth in the Contract for Deed.

(e) The Initial Member is not the owner of the Loan (or, in the case of a Loan Participation, the Initial Member is not the owner of the *pro rata* interest in the Loan to which such Loan Participation relates as set forth on the attached Schedule of Loans) and such is not curable by the Initial Member so as to permit ownership of the Loan to be transferred to the Company.

(f) There exist Environmental Hazards, in which case the Company's recourse with respect to this Section 6.1(f) shall be conditioned upon: (i) the presence of Environmental Hazards not being disclosed in the Loan, Loan File or other material provided by or on behalf of the FDIC or the Initial Member to the Private Owner prior to submission of its Bid; (ii) such Loan having an Adjusted Cut-Off Date Unpaid Principal Balance greater than \$250,000.00; and (iii) the Company delivering, along with the notice required by Section 6.2, the following, each of which must be satisfactory in form and substance to the Initial Member in its discretion:

(i) a Phase I environmental assessment, from a qualified and reputable firm, of the Mortgaged Property securing the Loan;

(ii) a Phase II environmental assessment or lead-based paint survey of such Mortgaged Property from a qualified and reputable firm, which assessment shall confirm (A) the existence of Environmental Hazards on such Underlying Collateral, and (B) that the regulator is likely to require such remediation; and

(iii) written certification of the Company under penalty of perjury that no action has been taken by or on behalf of the Company (A) to initiate foreclosure proceedings, or (B) to accept a deed-in-lieu-of-foreclosure in connection with such Loan.

(g) The Initial Member, the Failed Bank, SFG or any of their respective predecessors-in-interest, or their respective officers, directors or employees, fraudulently caused the Borrower to receive less than all of the proceeds and benefits of a Note. The Company's recourse with respect to this Section 6.1(g) shall be conditioned upon the Company delivering, along with the notice required by Section 6.2, written evidence of such fraud, which evidence must be satisfactory in form and substance to the Initial Member in its discretion.

(h) There is instituted after the Cut-Off Date any Action that (i) is asserted by more than one (1) Borrower and any Affiliates (with multiple Borrowers with respect to Loans secured by the same Underlying Collateral being considered a single Borrower for purposes of this Section 6.1(h)) with respect to more than one Loan (with multiple Loans secured by the same Underlying Collateral being considered a single Loan for purposes of this Section 6.1(h)), (ii) includes allegations of fraud on the part of the Initial Member or any predecessor-in-interest thereto in connection with the Initial Member's or such predecessor-in-interest's origination of such Loans, and (iii) names the Initial Member or any predecessor-in-interest thereto as a defendant and that asserts liability on the part of the Initial Member or such predecessor-in-interest for which the Company is not liable as assignee, as a matter of law, with respect to such Loans.

Section 6.2 Notice to Initial Member. The Company shall notify the Initial Member of each Loan with respect to which the Company seeks to exercise its rights under Section 6.1. Such notice shall be on the Company's letterhead and include the following information: (a) the Company's tax identification number, (b) the Company's wire transfer instructions, (c) the loan number and other identifying information related to the Loan, (d) the subsection of Section 6.1 under which the Company is seeking to require the Initial Member to repurchase the Loan, (e) a summary of the reasons the Company believes that the Loan should be repurchased by the Initial Member, and (f) a certification by the Company that the request for repurchase is being submitted in good faith and is complete and accurate in all respects to the best of the Company's knowledge. The notice shall be accompanied by evidence supporting the basis for the Initial Member's repurchase of such Loan. Promptly upon request by the Initial Member, the Company shall supply the Initial Member with any additional evidence that the Initial Member may reasonably request. The Initial Member shall have no obligation to repurchase any Loan pursuant to this Article VI for which notice and all supporting evidence reasonably required by the Initial Member have not been received by the Initial Member at the addresses specified in Article VI no later than the first (1st) Business Day after the expiration of (x) in the case of any purchase demand pursuant to Sections 6.1(a) through (h), one hundred eighty (180) calendar days after the Closing Date, or in the case of a Contract for Deed, the first (1st) Business Day after the expiration of three hundred sixty (360) calendar days after the Closing Date, and (y) in the case of any purchase demand with respect to the issuance of an Order, thirty (30) days after the issuance of the Order.

Section 6.3 Re-delivery of Notes, Files and Documents. For any Loan that qualifies for purchase under this Article VI, the Company shall: (a) re-endorse and deliver the Note to the Initial Member (or its designee); (b) re-assign all Underlying Collateral Documents associated with such Loan and reconvey any real property subject to a Contract for Deed or any related Receiver Acquired Property or Company Acquired Property, together with such other documents

or instruments as shall be necessary or appropriate to convey the Loan (including any related Receiver Acquired Property or Company Acquired Property) back to the Initial Member (or its designee); (c) deliver to the Initial Member (or its designee) the Loan File, along with any additional records compiled or accumulated by the Company pertaining to the Loan; (d) take such actions as are necessary to transfer from the Company to the Initial Member any litigation or bankruptcy action involving the subject Loan, including substituting the duties of the Company for the Initial Member and the Initial Member for the Company, and with respect to the Affidavit and Assignment of Claim, substituting the duties of the Assignor (as defined therein) for the Assignee (as defined therein) and the Assignee for the Assignor; and (e) deliver to the Initial Member (or its designee) a certification, notarized and executed under penalty of perjury by a duly authorized representative of the Company, certifying that as of the date of purchase by the Initial Member none of the conditions relieving the Initial Member of its obligation to purchase the Loan as specified in Section 6.4 has occurred. The documents evidencing the conveyance of the Loan(s) to the Initial Member shall be substantially the same as those executed pursuant to Article III to convey the Loan(s) to the Company. In all cases in which the Company recorded or filed among public records any document or instrument evidencing a transfer of the Loan(s) to the Company, the Company shall cause to be recorded or filed among such records a similar document or instrument evidencing the conveyance of the Loan(s) to the Initial Member. Upon compliance by the Company with the provisions hereof, the Initial Member shall pay to the Company the Repurchase Price, and such Repurchase Price shall constitute Loan Proceeds for purposes of the Custodial and Paying Agency Agreement.

Section 6.4 Waiver of Company's Repurchase Option. The Initial Member will be relieved of its obligation to purchase any Loan for any reason set forth in Section 6.1 if the Company: (a) except in the case of the permanent refinance of a Loan in connection with the final authorized Funding Draw with respect to such Loan, modifies any of the terms of the Loan (including the terms of any Underlying Collateral Document or Contract for Deed); (b) exercises forbearance with respect to any scheduled payment on the Loan; (c) accepts or executes new or modified lease documents assigned by the Initial Member to the Company; (d) sells, assigns or transfers the Loan or any interest therein; (e) fails to comply with the LLC Operating Agreement in the maintenance, collection, servicing and preservation of the Loan, including delinquency prevention, collection procedures and protection of collateral as warranted; (f) initiates any litigation in connection with the Loan or the Mortgaged Property securing the Loan other than litigation to force payment or to realize on the Underlying Collateral securing the Loan; (g) completes any action with respect to foreclosure on, or accepts a deed-in-lieu of foreclosure for any Underlying Collateral securing the Loan; (h) causes, by action or inaction, the priority of title to the Loan, Mortgaged Property and other security for the Loan to be less than that conveyed by the Initial Member; (i) causes, by action or inaction, the security for the Loan to be different than that conveyed by the Initial Member, except as might be required by the terms of the Underlying Collateral Documents; (j) causes, by action or inaction, a claim of third parties to arise against the Company that, as a result of the repurchase under this Agreement, might be asserted against the Initial Member; (k) causes to arise, by action or inaction, a Lien of any nature to encumber the Loan; (l) is the Borrower or any Related Party under such Loan; or (m) makes any disbursement of principal or otherwise incrementally funds any Loan.

Section 7.3 Transfer Documents. For purposes of designating the Custodian as the return addressee on Transfer Documents, the following address shall be used:

Custodian: Wells Fargo Bank, NA
1055 10th Avenue, SE
Minneapolis, Minnesota 55414
Attention: Kathy Marshall
Email Address: [REDACTED]

Section 7.4 All Other Notices. Any notice, request, demand or other communication required or permitted to be given pursuant to any provision of this Agreement and that is not governed by the provisions of Section 7.2 or 7.3 shall be delivered to:

Company before Closing: Manager, Capital Markets & Resolutions
c/o Federal Deposit Insurance Corporation
550 17th Street, NW (Room F-7014)
Washington, D.C. 20429-0002
Attention: Ralph Malami
Email Address: RMalami@fdic.gov

with a copy to: Senior Counsel
FDIC Legal Division
Litigation and Resolutions Branch, Receivership Section
Special Issues Unit
3501 Fairfax Drive (Room E-7056)
Arlington, Virginia 22226
Attention: David Gearin
Email Address: DGearin@fdic.gov

and: Thomas Raburn
Federal Deposit Insurance Corporation
TRaburn@fdic.gov

Company after Closing: 2010-1 SFG Venture LLC
c/o Square Mile Capital Management LLC
450 Park Avenue
New York, New York 10022
Attention: Joseph D'Angelo
Email Address: [REDACTED]

with a copy to: Greenberg Traurig
MetLife Building
200 Park Avenue
New York, New York 10166
Attention: Gary S. Kleinman
Email Address: [REDACTED]

Initial Member: Manager, Capital Markets & Resolutions
c/o Federal Deposit Insurance Corporation
550 17th Street, NW (Room F-7014)
Washington, D.C. 20429-0002
Attention: Ralph Malami
Email Address: RMalami@fdic.gov

with a copy to: Senior Counsel
FDIC Legal Division
Litigation and Resolutions Branch, Receivership Section
Special Issues Unit
3501 Fairfax Drive (Room E-7056)
Arlington, Virginia 22226
Attention: David Gearin
Email Address: DGearin@fdic.gov

and: Thomas Raburn
Federal Deposit Insurance Corporation
TRaburn@fdic.gov

Article VIII Miscellaneous Provisions

Section 8.1 Severability. Any provision of this Agreement that is prohibited or unenforceable in any jurisdiction shall be ineffective, but such ineffectiveness shall be limited as follows: (a) if such provision is prohibited or unenforceable in such jurisdiction only as to a particular Person or Persons and/or under any particular circumstance or circumstances, such provision shall be ineffective, but only in such jurisdiction and only with respect to such particular Person or Persons and/or under such particular circumstance or circumstances, as the case may be; (b) without limitation of clause (a), such provision shall in any event be ineffective only as to such jurisdiction and only to the extent of such prohibition or unenforceability, and such prohibition or unenforceability in such jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction; and (c) without limitation of clauses (a) or (b), such ineffectiveness shall not invalidate any of the remaining provisions of this Agreement. Without limitation of the preceding sentence, it is the intent of the parties to this Agreement that in the event that in any court proceeding, such court determines that any provision of this Agreement is prohibited or unenforceable in any jurisdiction (because of the duration or scope (geographic or otherwise) of such provision, or for any other reason) such court shall have the power to, and shall, (p) modify such provision (including, to the extent applicable, by limiting the duration or scope of such provision and/or the Persons against whom, and/or the circumstances under which, such provision shall be effective in such jurisdiction) for purposes of such proceeding to the minimum extent necessary so that such provision, as so modified, may then be enforced in such proceeding, and (q) enforce such provision, as so modified pursuant to clause (p), in such proceeding. Nothing in this Section 8.1 is intended to,

or shall, limit (x) the ability of any party to this Agreement to appeal any court ruling or the effect of any favorable ruling on appeal, or (y) the intended effect of Section 8.2.

Section 8.2 Governing Law. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH FEDERAL LAW, BUT IF FEDERAL LAW DOES NOT PROVIDE A RULE OF DECISION, IT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAW OF THE STATE OF NEW YORK, EXCLUDING ANY CONFLICT OF LAWS RULE OR PRINCIPLE THAT MIGHT REFER THE GOVERNANCE OR THE CONSTRUCTION OF THIS AGREEMENT TO THE LAW OF ANOTHER JURISDICTION. NOTHING IN THIS AGREEMENT SHALL REQUIRE ANY UNLAWFUL ACTION OR INACTION BY ANY PARTY TO THIS AGREEMENT.

Section 8.3 Cost, Fees and Expenses. Except as otherwise provided herein, each party hereto agrees to pay all costs, fees and expenses which it has incurred in connection with or incidental to the matters contained in this Agreement, including fees and disbursements to its accountants, brokers, financial advisors and counsel.

Section 8.4 Waivers; Amendment and Assignment.

(a) No provision of this Agreement may be amended or waived except in writing executed by all of the parties to this Agreement. This Agreement and the terms, covenants, conditions, provisions, obligations, undertakings, rights and benefits hereof shall be binding upon, and shall inure to the benefit of the undersigned parties and their respective heirs, executors, administrators, representatives, successors and permitted assigns, and no other Person or Persons (including any Borrower or any co-lender or other Person with any interest in or liability under any of the Loans) shall have any rights or remedies under or by reason of this Agreement. Notwithstanding the foregoing, this Agreement may not be transferred or assigned by the Company without the express prior written consent of the Initial Member and any attempted assignment without such consent shall be void *ab initio*.

(b) Notwithstanding anything to contrary contained elsewhere in this Agreement (including the foregoing Section 8.4(a)) or in any Ancillary Document, in order to facilitate the possible restructuring and sale of the Purchase Money Notes, the FDIC, without the consent of the Initial Member, the Private Owner or the Company, may at any time that the FDIC is the holder of one hundred percent (100%) of any Purchase Money Note or beneficial interest therein cause the Company to replace or reissue such Purchase Money Note (or any promissory note reissued in respect thereof) and make related changes, modifications or amendments to this Agreement and the Ancillary Documents to facilitate the possible restructuring and sale of the Purchase Money Notes; provided, however, that (i) (A) the maturity date of such replacement or reissued Purchase Money Note shall not be later than the seventh (7th) anniversary of the Closing Date and (B) the outstanding principal amount of such replacement or reissued Purchase Money Note at the time of its replacement or reissuance shall equal (1) the outstanding principal amount of such Purchase Money Note *minus* (2) the aggregate amount paid to the Holders of such Purchase Money Note pursuant to Section 3.3 and (ii) no modification contained in such replacement or reissued Purchase Money Note shall adversely affect in any material respect (A) the amount or timing of any payments or distributions to the

Private Owner or any permitted successor or assign pursuant to the Priority of Payments (as defined in the Custodial and Paying Agency Agreement), (B) any other rights or obligations of, or the need for any advances, contributions or payments from, the Private Owner or its Affiliates or any permitted successor or assign pursuant to this Agreement or any Ancillary Document or otherwise, or (C) the rights or interests of any holder of any other Purchase Money Notes or any owner of an interest therein. Prior to effecting any such changes, amendments or modifications, the FDIC shall notify each of the Private Owner and the Company of any such contemplated changes, amendments or modifications, and the Private Owner and the Company agree that they will cooperate in good faith with the FDIC in effecting all such changes, amendments or modifications.

Section 8.5 No Presumption. This Agreement shall be construed fairly as to each party hereto and, if at any time any such term or condition is desired or required to be interpreted or construed, no consideration shall be given to the issue of who actually prepared, drafted or requested any term or condition of this Agreement or any agreement or instrument subject hereto.

Section 8.6 Entire Agreement. This Agreement and the Ancillary Documents contain the entire agreement between the Initial Member and the Company and their Affiliates with respect to the subject matter hereof and supersede any and all other prior agreements, whether oral or written, provided, however, that any Confidentiality Agreement between the FDIC and the Private Owner or any Affiliates of the Private Owner (including by way of joinder) with respect to the transaction that is the subject of this Agreement and the Ancillary Documents shall remain in full force and effect to the extent provided therein, except that the Company's rights under Article VI shall not be deemed a repurchase option for purposes of Section 2 of any such Confidentiality Agreement. In the event of a conflict between the terms of this Agreement and the terms of any Transfer Document or other document or instrument executed in connection herewith or in connection with the transactions contemplated hereby, including any translation into a foreign language of this Agreement for the purpose of any Transfer Document, or any other document or instrument executed in connection herewith which is prepared for notarization, filing or any other purpose, the terms of this Agreement shall control, and furthermore, the terms of this Agreement shall in no way be or be deemed to be amended, modified or otherwise affected in any manner by the terms of such Transfer Document or other document or instrument.

Section 8.7 Jurisdiction; Venue and Service.

(a) The Company, on behalf of itself and its Affiliates, hereby irrevocably and unconditionally:

(i) consents to the jurisdiction of the United States District Court for the Southern District of New York and to the jurisdiction of the United States District Court for the District of Columbia for any suit, Action or proceeding against it or any of its Affiliates commenced by the Initial Member arising out of, relating to, or in connection with this Agreement or any Ancillary Document, and waives any right to:

(A) remove or transfer such suit, action or proceeding to any other court or dispute-resolution forum (other than the court in which the Initial Member files the Action, suit or proceeding) without the consent of the Initial Member;

(B) assert that venue is improper in either the United States District Court for the Southern District of New York or the United States District Court for the District of Columbia; or

(C) assert that the United States District Court for the Southern District of New York or the United States District Court for the District of Columbia is an inconvenient forum;

(ii) consents to the jurisdiction of the Supreme Court of the State of New York, County of New York, for any suit, Action or proceeding against it or any of its Affiliates commenced by the Initial Member arising out of, relating to, or in connection with this Agreement or any Ancillary Document (other than the LLC Operating Agreement), and waives any right to:

(A) remove or transfer such suit, Action or proceeding to any other court or dispute-resolution forum without the consent of the Initial Member);

(B) assert that venue is improper in the Supreme Court of the State of New York, County of New York; or

(C) assert that the Supreme Court of the State of New York, County of New York, is an inconvenient forum;

(iii) agrees to bring any suit, Action or proceeding by the Company, or its Affiliates against the Initial Member arising out of, relating to, or in connection with this Agreement or any Ancillary Document, in only the United States District Court for the Southern District of New York or the United States District Court for the District of Columbia, and waives any right to remove or transfer such suit, Action or proceeding to any other court or dispute-resolution forum without the consent of the Initial Member, and agrees to consent thereafter to transfer of the suit, Action or proceeding to either the United States District Court for the Southern District of New York or the United States District Court for the District of Columbia at the option of the Initial Member; and

(iv) agrees, if the United States District Court for the Southern District of New York and the United States District Court for the District of Columbia both lack jurisdiction to hear a suit, Action or proceeding falling within Section 8.7(a)(iii), to bring that suit, Action or proceeding in only the Supreme Court of the State of New York, County of New York, and waives any right to remove or transfer such suit, Action or proceeding to any other court or dispute-resolution forum without the consent of the Initial Member.

(b) Each of the Private Owner and the Company, on behalf of itself and its Affiliates, hereby irrevocably and unconditionally agrees that any final judgment entered against

it in any suit, Action or proceeding falling within Section 8.7(a) may be enforced in any court of competent jurisdiction.

(c) Subject to the provisions of Section 8.7(d), each of the Private Owner and the Company, on behalf of itself and its Affiliates, and the Initial Member hereby irrevocably and unconditionally agrees that service of all writs, process and summonses in any suit, Action or proceeding pursuant to Section 8.7(a) or 8.7(b) may be effected by the mailing of copies thereof by registered or certified mail, postage prepaid, to it at its address for notices pursuant to Sections 7.1 and 7.4 (with copies to such other Persons as specified therein); provided, however, that nothing contained in this Section 8.7(c) shall affect the right of any party to serve process in any other manner permitted by Law.

(d) Nothing in this Section 8.7 shall constitute consent to jurisdiction in any court by the FDIC, other than as expressly provided in Sections 8.7(a)(iii) and (iv), or in any way limit the FDIC's right to remove, transfer, seek to dismiss, or otherwise respond to any suit, Action, or proceeding against it in any forum.

Section 8.8 Waiver of Jury Trial. EACH OF THE COMPANY, FOR ITSELF AND ITS AFFILIATES, AND THE INITIAL MEMBER HEREBY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY OF ANY DISPUTE ARISING OUT OF OR RELATING TO THIS AGREEMENT AND AGREES THAT ANY SUCH DISPUTE SHALL BE TRIED BEFORE A JUDGE SITTING WITHOUT A JURY.

Section 8.9 Counterparts; Facsimile Signatures. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original but all of which together shall constitute but one and the same agreement. This Agreement and any amendments hereto, to the extent signed and delivered by facsimile or other electronic means, shall be treated in all manner and respects as an original agreement and shall be considered to have the same binding legal effect as if it were the original signed version thereof delivered in person. No signatory to this Agreement shall raise the use of a facsimile machine or other electronic means to deliver a signature or the fact that any signature or agreement was transmitted or communicated through the use of a facsimile machine or other electronic means as a defense to the formation or enforceability of a contract and each such Person forever waives any such defense.

Section 8.10 Headings. Article, section or paragraph titles or captions contained in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provisions hereof. All article, section and paragraph references contained in this Agreement shall refer to articles, sections and paragraphs in this Agreement unless otherwise specified.

Section 8.11 Compliance with Law. Except as otherwise specifically provided in this Agreement, each party to this Agreement shall, at its own cost and expense, obey and comply with all Laws, as they may pertain to such party's performance of its obligations hereunder.

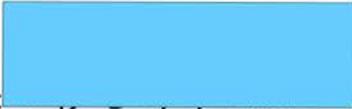
Section 8.12 Right to Specific Performance. THE COMPANY HEREBY ACKNOWLEDGES AND AGREES THAT THE DAMAGES TO BE INCURRED BY INITIAL MEMBER AS A RESULT OF THE COMPANY'S BREACH OF THIS AGREEMENT WILL BE DIFFICULT, IF NOT IMPOSSIBLE, TO ASCERTAIN, THAT DAMAGES WILL NOT BE AN ADEQUATE REMEDY AND THAT ANY BREACH OR THREATENED BREACH OF ANY OF THE PROVISIONS OF THIS AGREEMENT BY THE COMPANY MAY CAUSE IMMEDIATE IRREPARABLE HARM FOR WHICH THERE MAY BE NO ADEQUATE REMEDY AT LAW. ACCORDINGLY, THE PARTIES AGREE THAT, IN THE EVENT OF ANY SUCH BREACH OR THREATENED BREACH, THE INITIAL MEMBER SHALL BE ENTITLED TO (I) IMMEDIATE AND PERMANENT EQUITABLE RELIEF (INCLUDING INJUNCTIVE RELIEF AND SPECIFIC PERFORMANCE OF THE PROVISIONS OF THIS AGREEMENT) FROM A COURT OF COMPETENT JURISDICTION (IN ADDITION TO ANY OTHER REMEDY TO WHICH IT MAY BE ENTITLED AT LAW OR IN EQUITY), AND (II) SOLELY IN THE CASE OF A BREACH OF SECTION 4.15, LIQUIDATED DAMAGES IN THE AMOUNT OF TWENTY FIVE THOUSAND DOLLARS (\$25,000) FOR EACH BREACH OF SUCH SECTION. THE PARTIES AGREE AND STIPULATE THAT THE INITIAL MEMBER SHALL BE ENTITLED TO EQUITABLE (INCLUDING INJUNCTIVE) RELIEF WITHOUT POSTING A BOND OR OTHER SECURITY, AND THE COMPANY FURTHER WAIVES ANY DEFENSE IN ANY SUCH ACTION FOR SPECIFIC PERFORMANCE OR INJUNCTIVE RELIEF THAT A REMEDY AT LAW WOULD BE ADEQUATE AND ANY REQUIREMENT UNDER LAW TO POST SECURITY AS A PREREQUISITE TO OBTAINING EQUITABLE RELIEF. NOTHING CONTAINED IN THIS SECTION 8.12 SHALL LIMIT EITHER PARTY'S RIGHT TO ANY REMEDIES AT LAW, INCLUDING THE RECOVERY OF DAMAGES FOR BREACH OF THIS AGREEMENT.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first above written.

INITIAL MEMBER:

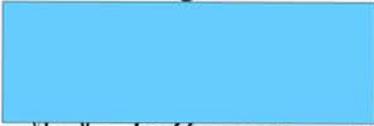
**FEDERAL DEPOSIT INSURANCE
CORPORATION, AS RECEIVER FOR
SILVERTON BANK, N.A.**

By: 
Name: Philip G. Mangano
Title: Special Programs, Manager

COMPANY:

2010-1 SFG VENTURE LLC

By: Federal Deposit Insurance Corporation, as
Receiver for Silverton Bank, N.A., as Sole
Member and Manager

By: 
Name: Philip G. Mangano
Title: Special Programs, Manager

ATTACHMENT A
to
Loan Contribution and Sale Agreement

LOAN SCHEDULE

[Attached]

ATTACHMENT B
to
Loan Contribution and Sale Agreement

LOAN VALUE SCHEDULE

[Attached]

ATTACHMENT C
to
Loan Contribution and Sale Agreement

(For use with Loans in Bankruptcy)

(Note to Preparer: When preparing the actual Affidavit and Assignment, delete this instruction and the reference to Attachment C above.)

State of _____ §

County of _____ §

AFFIDAVIT AND ASSIGNMENT OF CLAIM

The undersigned, being first duly sworn, deposes and states as follows:

Federal Deposit Insurance Corporation as Receiver for Silverton Bank, N.A. (“Assignor”), acting by and through its duly authorized officers and agents, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged does hereby sell, transfer, assign and set over to 2010-1 SFG VENTURE LLC (“Assignee”) of *{insert the Company’s address}* _____, and his/her/its successors and assigns, all of the Assignor’s interest in any claim in the bankruptcy case commenced by or against *{insert Obligor’s name}* _____ (“Obligor”) in the *{insert appropriate U. S. Bankruptcy Court, including the district of the court, such as for the Western District of Texas, being designated as Case Number {insert docket number assigned case}* (“Bankruptcy Claim”), or such part of said Bankruptcy Claim as is based on the promissory note of *{insert the names of the makers of the note exactly as they appear on the note}*, dated *{insert the date the note was made}*, and made payable to *{insert the name of the payee on the note exactly as it appears on the note}*, provided, however, that this assignment is made pursuant to the terms and conditions as set forth in that certain Loan Contribution and Sale Agreement between the Assignor and the Assignee dated May __, 2010 (the “Agreement”).

For purposes of Rule 3001 of the Federal Rules of Bankruptcy Procedure (“Bankruptcy Rule 3001”), this assignment and affidavit represent the unconditional transfer of the Bankruptcy Claim or such part of the Bankruptcy Claim as is based on the promissory note or notes above and shall constitute the statement of the transferor acknowledging the transfer and stating the consideration therefore as required by Bankruptcy Rule 3001.

This transfer was not for the purpose of the enhancement of any claim in a pending bankruptcy. The transfer of the debt was pursuant to the Agreement, through which numerous debts were sold; no specific amount of the total consideration was assigned to the debt that forms the basis of claim.

This assignment also shall evidence the unconditional transfer of the Assignor’s interest in any security held for the claim.

ATTACHMENT D
to
Loan Contribution and Sale Agreement

(Note to Preparer: When preparing an actual Allonge, delete this instruction and the reference to Attachment D above.)

ALLONGE

THIS ALLONGE IS TO BE ATTACHED TO AND MADE AN INTEGRAL PART of the following instrument:

Note [Insert proper name of Note]
Dated: [Insert Date of Execution of Note]
Payable by _____ [Insert Name of Borrower], a _____
[Insert State of Formation] [Kind of Entity] [If known]
Payable to the Order of: [Insert name of Original Payee]
Original Principal Amount: _____ Dollars [Insert Original Principal Amount in words] (\$ _____) [Insert amount in numerals.]

PAY TO THE ORDER OF 2010-1 SFG VENTURE LLC, A DELAWARE LIMITED LIABILITY COMPANY, WITHOUT RECOURSE AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS, IMPLIED OR BY OPERATION OF LAW, OF ANY KIND AND NATURE WHATSOEVER.

FEDERAL DEPOSIT INSURANCE
CORPORATION AS RECEIVER FOR
SILVERTON BANK, N.A.

By: _____
Name: _____
Title: Attorney in Fact

Dated as of _____, 2010

limitation, regarding ownership or title to the Instrument or the obligations evidenced thereby) upon the Company, its successors or assigns. All such rights, benefits, causes or claims, representations and warranties (if any) shall be as set forth in the Loan Contribution and Sale Agreement between the Company and the Initial Member dated as of May __, 2010 (the "Contribution Agreement").

6. That pursuant to the terms and conditions of the Contribution Agreement, the Instrument (including, without limitation, any and all rights the Initial Member might have to enforce payment and performance of the Instrument, including any rights under Section 3-309 of the Uniform Commercial Code) is hereby assigned effective as of the date hereof, without recourse, representation or warranty, to the Company. A copy of the Instrument is attached to this affidavit, if available.

FEDERAL DEPOSIT INSURANCE
CORPORATION AS RECEIVER FOR
SILVERTON BANK, N.A.

By: _____
Name: _____
Title: Attorney-in-Fact

Signed and sworn to before me this ____ day of _____, 2010.

Notary Public

[SEAL]

My Commission expires: _____

ATTACHMENT F-1
to
Loan Contribution and Sale Agreement

Upon recordation, return to:

[Insert name and address of Person to whom recorded original Assignment is to be returned.

Note to preparer, delete this instruction upon completion of documentation and prior to submission for execution.]

Name:

Address:

Tax Map No. or Tax Parcel Identification No.: _____

[Insert if local recording office requires.] *[Note to preparer, delete the instruction upon completion of documentation and prior to submission for execution.]*

ASSIGNMENT OF REAL ESTATE MORTGAGE
(Book _____, Page _____)

KNOW ALL MEN BY THESE PRESENTS:

THAT, **THE FEDERAL DEPOSIT INSURANCE CORPORATION** (acting in any capacity, the "FDIC") **AS RECEIVER FOR SILVERTON BANK, N.A.**, at 550 17th Street, NW, Washington, D.C. 20429-0002 (hereinafter referred to as "Assignor" or "Grantor"), for value received, does by these presents, grant, bargain, sell, assign, transfer and set over to the 2010-1 SFG VENTURE LLC, a Delaware limited liability company, its successors and assigns (hereinafter referred to as "Assignee" or "Grantee"), at 550 17th Street, NW, Washington, D.C. 20429-0002, all right, title and interest in and to that certain:

Note and Real Estate Mortgage, each dated [Insert Date], executed by [Insert Name of Borrower], a [Insert Kind of Entity] (the "Grantor"), each being in the original principal sum of [Write out amount] and ____/100 Dollars (\$[Insert Numerals]) and which Note was made payable to [Insert name of original lender] and which Mortgage was recorded on [Insert Date], in Book _____, Page _____ with the [Register of Deeds, [Insert] County, State of [Insert]] ("Register's Office").

[Insert the following paragraph only if original real estate mortgage was originated by and executed in favor of another lender and then transferred to the Failed Bank. *Note to preparer, delete this instruction upon completion of documentation and prior to submission for execution:*

Such Note and Mortgage were assigned by [Name of original lender] to [Insert Name of Failed Bank] pursuant to that certain Assignment of Real Estate Mortgage dated [Insert Date] and recorded on [Insert Date] in Book _____, Page _____ in the Register's Office ("Assignment").]

[Insert the following paragraph only if the Real Estate Mortgage was modified or amended and a document was recorded to reflect the modification and amendment. *Note to preparer, delete this instruction upon completion of documentation and prior to submission for execution:*

Such Note and Real Estate Mortgage were modified pursuant to that certain [Insert Correct Name of Document, e.g., Modification and Ratification of Note and Real Estate Mortgage Agreement] dated [Insert Date] and recorded on [Insert Date] in Book _____, Page _____ in the Register's Office ("Modification").]

The Mortgage, as such may have been assigned and modified, covers the following described property:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the same unto said 2010-1 SFG VENTURE LLC, ITS SUCCESSORS AND ASSIGNS.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE, REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, WRITTEN OR ORAL, BY THE FDIC AS RECEIVER FOR SILVERTON BANK, N.A. OR IN ITS CORPORATE CAPACITY. THE LOAN IS CONVEYED "AS IS" AND "WITH ALL FAULTS," WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, INCLUDING AS TO COLLECTABILITY, ENFORCEABILITY, VALUE OF COLLATERAL, ABILITY OF ANY OBLIGOR TO REPAY, CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED, BY ANY PERSON, INCLUDING THE FDIC OR ITS OFFICERS EMPLOYEES, AGENTS OR CONTRACTORS.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR SILVERTON BANK, N.A. has caused this instrument to be executed and effective this _____ day of _____, 2010.

ASSIGNOR:

Signed, sealed and delivered
in the presence of:

FEDERAL DEPOSIT INSURANCE
CORPORATION AS RECEIVER FOR
SILVERTON BANK, N.A.

ATTEST:
Print Name: _____
Title: _____

By: _____
Name: _____
Title: Attorney-in-Fact

Witness #1
Print Name: _____

SEAL

Witness #2
Print Name: _____

Note: State law has various execution requirements, including attestations or witnesses or both. Preparer delete foregoing note once local requirements are determined.

[CALIFORNIA FORM OF ACKNOWLEDGMENT] Note to Preparer, delete the designation, California Form of Acknowledgement prior to execution if you using this acknowledgement. Use only one of the two acknowledgements: this designation or the Universal form.]

STATE OF CALIFORNIA)
)
COUNTY OF _____) SS:

On _____ before me, (here insert name and title of the officer), personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A
(Legal Description)

ATTACHMENT F-2
to
Loan Contribution and Sale Agreement

Upon recordation, return to:

[Insert name and address of Person to whom of recorded original Assignment is to be returned.

Note to preparer, delete this instruction upon completion of documentation and prior to submission for execution.]

Name: _____

Address:

Tax Map No. or Tax Parcel Identification No.: _____

[Insert if local recording office requires.] *[Note to preparer, delete the instruction upon completion of documentation and prior to submission for execution.]*

ASSIGNMENT OF REAL ESTATE DEED OF TRUST
(Book _____, Page _____)

KNOW ALL MEN BY THESE PRESENTS:

THAT, **THE FEDERAL DEPOSIT INSURANCE CORPORATION** (acting in any capacity, "**FDIC**") **AS RECEIVER FOR SILVERTON BANK, N.A.**, at 550 17th Street, NW, Washington, D.C. 20429-0002, (hereinafter referred to as "**Assignor**" or "**Grantor**"), for value received, does by these presents, grant, bargain, sell, assign, transfer and set over to the 2010-1 SFG VENTURE LLC, a Delaware limited liability company, its successors and assigns (hereinafter referred to as "**Assignee**" or "**Grantee**"), at 550 17th Street, NW, Washington, D.C. 20429-0002, all right, title and interest in and to that certain:

Real Estate Deed of Trust executed by [Insert name of Borrower], a [Insert Kind of Entity], organized and existing under the laws of [Insert State], dated [Insert Date of Execution], in the original principal sum of [Insert Amount in words] and ___/100 Dollars (\$[Insert Numbers]) of Deed of Trust in favor of [Name of Trustee], a resident of _____, _____ [if more than one Trustee and [Name of Trustee], a resident of _____, _____,] Trustee [or Trustees] for, and on behalf of, [Insert Name of Failed Bank] (the "**Mortgage**"), which Mortgage was recorded on [Insert Date], in the Clerk's Office [of the Circuit Court of the City of _____, or of the Court of _____] [State] ("Clerk's Office") in Book _____, Page _____.

[Insert the following paragraph only if original real estate date of trust was originated by and executed in favor of another lender and then transferred to the Failed Bank. *Note to preparer, delete this instruction upon completion of documentation and prior to submission for execution:*

Such Mortgage was assigned by [original lender] to [Insert Name of Failed Bank] pursuant to that certain Assignment of Real Estate Deed of Trust dated [Insert Date] (“Assignment”), which Assignment was recorded on [Insert Date] in the Clerk’s Office in Book _____, Page _____.]

[Insert the following paragraph only if the Real Estate Deed of Trust was modified or amended and a document was recorded to reflect the modification and amendment. *Note to preparer, delete this instruction upon completion of documentation and prior to submission for execution:*

The Mortgage was modified by that certain [Insert Correct Name of Document, e.g., Modification and Ratification of Note and Real Estate Deed of Trust] dated _____ (“Modification”), which Modification was recorded on _____ in the Clerk’s Office in Book _____, Page _____.]

The Mortgage, as such may have been assigned and modified, covers the following described property:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the same unto said 2010-1 SFG VENTURE LLC, ITS SUCCESSORS AND ASSIGNS.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE, REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, WRITTEN OR ORAL, BY THE FDIC AS RECEIVER FOR SILVERTON BANK, N.A. OR IN ITS CORPORATE CAPACITY. THE MORTGAGE LOAN, AS ASSIGNED AND MODIFIED, IS CONVEYED “AS IS” AND “WITH ALL FAULTS,” WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, INCLUDING AS TO COLLECTABILITY, ENFORCEABILITY, VALUE OF COLLATERAL, ABILITY OF ANY OBLIGOR TO REPAY, CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED, BY ANY PERSON, INCLUDING THE FDIC OR ITS OFFICERS, EMPLOYEES, AGENTS OR CONTRACTORS.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR SILVERTON BANK, N.A.. has caused this instrument to be executed and effective this _____ day of _____, 2010.

ASSIGNOR:

Signed, sealed and delivered
in the presence of:

FEDERAL DEPOSIT INSURANCE
CORPORATION AS RECEIVER FOR
SILVERTON BANK, N.A.

ATTEST: _____
Print Name: _____
Title: _____

By: _____
Name: _____
Title: Attorney-in-Fact

Witness #1
Print Name: _____

SEAL

Witness #2
Print Name: _____

*Note: State law has various execution requirements, including attestations or witnesses or both.
Prepare delete foregoing note once local requirements are determined.*

[CALIFORNIA FORM OF ACKNOWLEDGMENT] [*Note to Preparer, delete the designation, Universal Form of Acknowledgement prior to execution. Use only one of the two acknowledgements: this designation or the Universal form.*]

STATE OF CALIFORNIA)
) SS:
COUNTY OF _____)

On _____ before me, (here insert name and title of the officer), personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A
(Legal Description)

ATTACHMENT G
to
Loan Contribution and Sale Agreement

Upon recordation, return to:

[Insert name and address of Person to whom recorded original Assignment is to be returned.

Note to preparer, delete this instruction upon completion of documentation and prior to submission for execution.]

Name:

Address: _____

Tax Map No. or Tax Parcel Identification No.: _____

[Insert if local recording office requires.] *[Note to preparer, delete the instruction upon completion of documentation and prior to submission for execution.]*

**ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS
AND OTHER LOAN DOCUMENTS**

*[Note to Preparer, insert correct name of instrument here and in body of Assignment below.
Delete this instruction prior to execution.]*

KNOW ALL MEN BY THESE PRESENTS:

THAT, **THE FEDERAL DEPOSIT INSURANCE CORPORATION** (acting in any capacity, the "**FDIC**") **AS RECEIVER FOR SILVERTON BANK, N.A.**, at 550 17th Street, NW, Washington, D.C. 20429-0002, (hereinafter referred to as "**Assignor**" or "**Grantor**"), for value received, does by these presents, grant, bargain, sell, assign, transfer and set over to 2010-1 SFG VENTURE LLC, a Delaware limited liability company, its successors and assigns, (hereinafter referred to as "**Assignee**" or "**Grantee**"), at 550 17th Street, NW, Washington, D.C. 20429-0002, all right, title and interest in and to that certain:

1. Assignment of Leases and Rents, dated [Insert Date] ("**Assignment of Leases**"), made by [Insert Name of Borrower], a [Insert Kind of Entity] (the "**Borrower**"), in favor of [Insert name of original lender] and which Assignment of Leases was recorded on [Insert Date], in Book _____, Page _____ with [the Register of Deeds, [Insert] County, State of [Insert] ("**Register's Office**") as Document No. _____]; and

[2.] [Insert similar description, with recording information, for each additional recorded Loan Document, with definition]*[note to preparer, delete the instruction upon completion of documentation and prior to submission for execution.];* and

[3.] Any notes and or other agreements evidencing the indebtedness and/or the obligations secured by the Assignment of Leases and the other recorded loan documents identified in Paragraph 2 through ___ above; and

[4.] Any and all other documents and instruments evidencing, securing and or relating to the indebtedness and or obligations secured by the Assignment of Leases and the other recorded loan documents identified in Paragraph 2 through ___ above.

[Insert the following paragraph only if original assignment of leases and rents was originated by and executed in favor of another lender and then transferred to the Failed Bank. *Note to preparer, delete this instruction upon completion of documentation and prior to submission for execution:*

The Assignment of Leases was assigned by [Name of original lender] to [Insert Name of Failed Bank] pursuant to that certain Assignment of Assignment of Leases and Rents dated [Insert Date] and recorded on [Insert Date] in Book _____, Page _____ in the Register's Office as Document No. _____.]

[Insert the following paragraph only if the original Assignment of Leases and Rents Mortgage was modified or amended and a document was recorded to reflect the modification and amendment. *Note to preparer, delete this instruction upon completion of documentation and prior to submission for execution:*

The Assignment of Leases and Rents was modified pursuant to that certain [Modification of Assignment of Leases] [Insert Correct Name of Document] dated [Insert Date] and recorded on [Insert Date] in Book _____, Page _____ in the Register's Office as Document No. _____ (“Modification”).]

[Insert similar additional paragraphs for each additional recorded loan document as necessary. *Note to preparer, delete this instruction upon completion of documentation and prior to submission for execution.*]

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the same unto said 2010-1 SFG VENTURE LLC, ITS SUCCESSORS AND ASSIGNS.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE, REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, WRITTEN OR ORAL, BY THE FDIC AS RECEIVER FOR SILVERTON BANK, N.A. OR IN ITS CORPORATE CAPACITY. THE LOAN IS CONVEYED “AS IS” AND “WITH ALL FAULTS,” WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, INCLUDING AS TO COLLECTABILITY, ENFORCEABILITY, VALUE OF COLLATERAL, ABILITY OF ANY OBLIGOR TO REPAY, CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED, BY ANY

PERSON, INCLUDING THE FDIC OR ITS OFFICERS EMPLOYEES, AGENTS OR CONTRACTORS.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR SILVERTON BANK, N.A. has caused this instrument to be executed and effective as of this _____ day of _____, 2010.

ASSIGNOR:

Signed, sealed and delivered
in the presence of:

FEDERAL DEPOSIT INSURANCE
CORPORATION AS RECEIVER FOR
SILVERTON BANK, N.A.

ATTEST: _____
Print Name: _____
Title: _____

By: _____
Name: _____
Title: Attorney-in-Fact

Witness #1
Print Name: _____

SEAL

Witness #2
Print Name: _____

Note: State law has various execution requirements, including attestations or witnesses or both. Preparer delete foregoing note once local requirements are determined.

[CALIFORNIA FORM OF ACKNOWLEDGMENT] *Note to Preparer, delete the designation, California Form of Acknowledgement prior to execution if you using this acknowledgement. Use only one of the two acknowledgements: this designation or the Universal form.]*

STATE OF CALIFORNIA)
)
COUNTY OF _____) SS:

On _____ before me, (here insert name and title of the officer), personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

EXHIBIT A
(Legal Description)

ATTACHMENT H
to
Loan Contribution and Sale Agreement

(Note to FDIC Preparer: When preparing the actual Limited Power of Attorney, delete this instruction and the reference to Attachment H above)

LIMITED POWER OF ATTORNEY
Structured Transaction Commercial 2010-1 SFG, LLC

KNOW ALL PERSONS BY THESE PRESENTS that the FEDERAL DEPOSIT INSURANCE CORPORATION, a corporation organized and existing under an Act of Congress, hereafter called the “FDIC,” pursuant to the applicable resolutions of the Board of Directors of the FDIC, and redelegations thereof, hereby designates the individual(s) set forth on Exhibit A, attached hereto and made a part hereof (the “Attorney(s)-in-Fact”), to act on behalf of the FDIC (in any of its Receivership or Corporate capacities related to Silverton bank, N.A.), for the sole purpose of executing the documents outlined below; and

WHEREAS the undersigned has full authority to execute this Limited Power of Attorney on behalf of the FDIC;

NOW THEREFORE, the FDIC grants to the Attorney(s)-in-Fact the authority, subject to the limitations herein, as follows:

1. To execute, acknowledge, seal and deliver on behalf of the FDIC, individually and not jointly by and through the FDIC, acting in any capacity, any and all instruments of transfer and conveyance, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits and supporting documents as may be necessary or appropriate to evidence the sale and transfer of any asset pursuant to Loan Contribution and Sale Agreement dated as of May __, 2010 between 2010-1 SFG VENTURE LLC and the Receiver.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

The form which the Attorney(s)-in-Fact shall use for endorsing promissory notes or preparing allonges to promissory notes is as follows:

Pay to the order of
2010-1 SFG VENTURE LLC
Without Recourse

FEDERAL DEPOSIT INSURANCE
CORPORATION AS RECEIVER FOR
SILVERTON BANK, N.A.

By: _____
Name: _____
Title: Attorney-in-Fact

All documents of assignment, conveyance or transfer shall contain this sentence: "This assignment is made without recourse and without representation or warranty, express, implied or by operation of law of any kind and nature whatsoever, by the Federal Deposit Insurance Corporation in any capacity."

2. To grant to each Attorney-in-Fact full power and authority to do and perform all acts necessary to carry into effect the powers granted by this Limited Power of Attorney as fully as the FDIC in any capacity might or could do with the same validity as if all and every such act had been herein particularly stated, expressed and especially provided for.

This Limited Power of Attorney shall be effective from [usually Closing Date] and shall continue in full force and effect through [one year's duration], unless otherwise terminated by an official of the FDIC or its successors and assigns authorized to do so ("Revocation"). At such time this Limited Power of Attorney will be automatically revoked. Any third party may rely upon this document as the named individual(s)' authority to continue to exercise the powers herein granted unless a Revocation has been recorded in the public records of the jurisdiction where this Limited Power of Attorney has been recorded, or unless a third party has received actual notice of a Revocation.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the FDIC by its duly authorized officer empowered to act on its behalf by appropriate resolution of its Board of Directors, or redelegations thereof, has caused these presents to be executed and subscribed in its name this _____ day of _____, 2010.

FEDERAL DEPOSIT INSURANCE
CORPORATION

By: _____
Name: _____
Title: _____

Signed, sealed and delivered
in the presence of

By: _____
Name: _____
Witness

By: _____
Name: _____
Witness

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT A
TO LIMITED POWER OF ATTORNEY

Attorneys-in-Fact

[list names and organizations of Attorney(s)-in-Fact]

SCHEDULE 1

LIST OF PURCHASE MONEY NOTES

Maturity Dates and Principal Amounts of the Purchase Money Notes

<u>Maturity Date</u>	<u>Principal Amount</u>
April 18, 2012	\$65,000,000
April 18, 2012	\$0
April 18, 2013	\$50,000,000
April 18, 2013	\$0
April 18, 2014	\$60,888,040
April 18, 2014	\$0