

LOAN NOTE AND MORTGAGE TERMS AMENDMENT AGREEMENT

The agreement applies to the Promissory note and the mortgage both dated May 9, 2018, between
PRINCETON COMMERCIAL A HOLDINGS, LLC of 3511 Silverside Road, Suite 105
Wilmington, DE 19810 ("Lender")
and
ASSET INVESTMENT CO LLC of 1610 Long Street Santa Clara CA 95050 ("Borrower").

For the amount of \$125,000.00 (One hundred and Twenty-Five Thousand Dollars).
The mortgage is secured on the property and improvements located at the following address:
345-363 Dwight St, Holyoke MA 01040 ("Property")

The Borrower and the Lender confirm the following:

1. The current amount due is \$110,119.00 (One Hundred and Ten Thousand One Hundred and Nineteen Dollars) plus interest
2. The interest due calculated at the rate of 6.00% par annum is \$6,056.54 (Six Thousand and Fifty-Six Dollars and Fifty Four cents)
3. The total amount now due is therefore: \$116,175.54

Further to the above, the Borrower and the Lender hereby agree the following:

1. The amount of the current debt as in 3 above is reduced by 50% to 58,087.77 (Fifty Eight Thousand and Eighty Seven Dollars and Seventy Seven cents) on the following conditions:
 - a. The Borrower pays by wire transfer to the Lender on the signing of this agreement the sum of \$15,000.00 (Fifteen Thousand Dollars). This agreement is automatically cancelled and is considered null and void if this payment is not received by the Lender within one business day of the signing of this agreement.
 - b. The Borrower pays the balance of \$43,087.77 (Forty-Three Thousand and Eighty Seven Dollars and Seventy Seven cents) by monthly installments as follows:
 - i. For the first 12 months starting one month after the date of this agreement on the 10th of each month: \$1,500.00 (One Thousand Five Hundred Dollars) per month
 - ii. Thereafter and until the balance is completely paid off the sum of \$2,000.00 (Two Thousand Dollars) per month on the 10th of each month.
 - c. Any payment which is late for more than 30 days incurs an additional penalty of \$500 which becomes payable with the late monthly payment.
 - d. All late payments incur interest at the rate of 6.00% per annum from their due date and interest is added until the due payment is made together with any interest.
 - e. The Borrower is in default of this agreement if any of the above payments remain unpaid for a period of more than 60 days after their due date after which the Lender is to notify the Borrower of the default and allow another 5 business days for the Borrower to rectify the situation and pay all amounts due according to this agreement. If the Borrower does not pay all amounts due by then including any penalties and interest, this agreement is terminated and the above reduction in the amount of the loan is annulled and the full amount of the outstanding debt becomes due on that date.
2. Email notification is acknowledged by both parties as an acceptable means for the above-mentioned notifications.
3. The validity of the terms of the Promissory Note and mortgage are unaffected by this agreement and these remain in force until full payment of all amounts due as outlined in this agreement.
4. On receipt of all amounts as agreed above the lender shall release the mortgage on the Property without charge to the Borrower.

BORROWER **ASSET INVESTMENT CO LLC**

LENDER **Princeton Commercial E Holdings LLC**

Dan Suva Feb 11 2020
BORROWER'S SIGNATURE DATE

Dan Suva
PRINTED

 2/11/2020
LENDER'S SIGNATURE DATE

Charles Zawde
PRINTED



Document Details

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DEFAULT NOTICE

DATE: June 18, 2020

**ASSET INVESTMENT CO LLC
1610 Long Street
Santa Clara
CA 95050**

DEFAULT NOTICE : LOAN NOTE AND MORTGAGE AGREEMENT DATED FEBRUARY 11, 2020 (The agreement) that applies to the Promissory note and the mortgage both dated May 9, 2018, between

**PRINCETON COMMERCIAL A HOLDINGS, LLC of 3511 Silverside Road, Suite 105
Wilmington, DE 19810 ("Lender")
and
ASSET INVESTMENT CO LLC of 1610 Long Street Santa Clara CA 95050 ("Borrower").**

The mortgage is secured on the property and improvements located at the following address:
345-363 Dwight St, Holyoke MA 01040 ("Property")

1. The Borrower is in default as not paid the following three installments due as per the agreement signed on February 11, 2020:
 - April 10th, 2020 for \$1,500
 - May 10th, 2020 for \$1,500
 - June 10th, 2020 for \$1,500
2. According to clause 1.c of the signed agreement, any payment which is late for more than 30 days incurs an additional penalty of \$500, the total penalty calculated as above is \$1,000.
3. According to clause 1.d: All late payments incur interest at the rate of 6.00% per annum from their due date and interest is added until the due payment is made together with any interest
According to this clause, the total interest due as of the date of this default notice is: \$27.86
4. **The total due at the date of this notice as per above is \$5,527.86**
5. You are in default of the agreement dated February 11, 2020 as the payment of April 10th, 2020 remains unpaid for a period of more than 60 days after its due date. You are allowed another 5 business days to 1.00 PM EST on June 25, 2020 for you to rectify the situation and pay all amounts due according to the agreement which total \$5,527.86. If you do not pay all amounts due by the above deadline including any penalties and interest, the agreement of February 11, 2020 is terminated and the reduction in the amount of the loan is annulled and the full amount of the outstanding debt becomes due immediately as per clause 1.e of the agreement dated February 11, 2020 .
6. This default notice is served by email as per clause 2 of the agreement.

LENDER Princeton Commercial A Holdings LLC

Charles Zawde

SIGNATURE

DATE 6/18/2020



TERMINATION NOTICE

DATE: July 15, 2020

**ASSET INVESTMENT CO LLC
1610 Long Street
Santa Clara
CA 95050**

TERMINATION NOTICE : LOAN NOTE AND MORTGAGE AGREEMENT DATED FEBRUARY 11, 2020 (The agreement)
that applies to the Promissory note and the mortgage both dated May 9, 2018, between

**PRINCETON COMMERCIAL A HOLDINGS, LLC of 3511 Silverside Road, Suite 105
Wilmington, DE 19810 ("Lender")
and
ASSET INVESTMENT CO LLC of 1610 Long Street Santa Clara CA 95050 ("Borrower").**

The mortgage is secured on the property and improvements located at the following address:
345-363 Dwight St, Holyoke MA 01040 ("Property")

1. The above agreement is terminated following the default notice dated June 18, 2020 as no payments were received as stipulated in the agreement and the default notice.
2. The reduction in the amount of the loan has now been annulled and the full amount of the outstanding debt together with interest and penalties is now due immediately as per clause 1.e of the agreement dated February 11, 2020.
3. This notice is served by email as per clause 2 of the agreement.

LENDER Princeton Commercial A Holdings LLC

Charles Zawde

SIGNATURE

DATE 7/15/2020