

**RESOLUTION OF THE BOARD OF DIRECTORS  
OF  
MEMPHIS CENTER CITY REVENUE FINANCE CORPORATION  
(SOUTH JUNCTION PHASE I ADD PHASE II)**

**WHEREAS**, pursuant to a payment in lieu of tax (PILOT) lease agreement dated as of August 14, 2013 (the "Phase I Lease"), by and between this Corporation, as lessor, and South Junction Partners, a Tennessee general partnership, as lessee (the "Phase I Lessee" or "Lessee"), this Corporation leased to the Phase I Lessee certain real property located at the corner of Georgia Avenue and Florida Street, Memphis, Tennessee (the "Phase II Property"); and

**WHEREAS**, pursuant to a payment in lieu of tax (PILOT) lease agreement dated as of August 14, 2015 (the "Phase II Lease," and collectively with the Phase I Lease, the "Lease"), by and between this Corporation, as lessor, and South Junction Partners II, a Tennessee general partnership, as lessee (the "Phase II Lessee"), this Corporation leased to the Phase II Lessee certain real property located at the corner of Georgia Avenue and Florida Street, Memphis, Tennessee (the "Phase II Property," and collectively with the Phase I Property, the "Property"); and

**WHEREAS**, in connection with the refinancing of the Property, the Phase I Lessee and the Phase II Lessee shall be merged with the Phase I Lessee being the surviving entity; and

**WHEREAS**, the Phase I Lessee and the Phase II Lessee have requested that this Corporation consent to their merger; and

**WHEREAS**, Lessee proposes to refinance indebtedness secured by the Property with PGIM Real Estate Agency Financing, LLC ("Lender"); and

**WHEREAS**, Lender, as a condition to providing such refinancing, required that Lessor execute deeds of trust encumbering the Property in favor of Lender to secure such indebtedness.

**NOW, THEREFORE**, this Board of Directors of Memphis Center City Revenue Finance Corporation hereby resolves that:

1. This Corporation hereby consents to the merger of the Phase I Lessee and Phase II Lessee, with the Phase I Lessee being the surviving entity.

2. This Corporation hereby authorizes, ratifies and approves the execution of deeds of trust and any other collateral documents associated with the financing, in favor of the Lender.

3. This Corporation hereby consents to the execution by Lessee of leasehold deeds of trust and any other collateral documents associated with the financing, in favor of the Lender, and encumbering the Lessee's leasehold interest in the Property.

4. Each of the officers of this Corporation be, and hereby is, authorized and directed to execute and deliver deeds of trust or amendments thereto in favor of the Lender in the form thereof approved by such officer, the execution and delivery thereof to be conclusive evidence of the approval by this Corporation and this Board of Directors of the terms and conditions thereof.

5. Each of the officers of this Corporation be, and hereby is, authorized and directed to do any and all acts, including without limitation, the execution and delivery of all of the documents necessary and desirable to make effective these resolutions, and the execution, delivery and performance thereof by any one of such officer(s) of this Corporation shall be conclusive evidence of the approval by this Corporation of the terms and conditions and appropriateness thereof.

**ADOPTED** this 12th day of November, 2024.

**MEMPHIS CENTER CITY REVENUE  
FINANCE CORPORATION**

By: \_\_\_\_\_

Title: \_\_\_\_\_