

PARTIAL RELEASE OF MORTGAGE

THIS PARTIAL RELEASE OF MORTGAGE (the "Partial Release") is made effective the 11th day of June, 2019 (the "Effective Date"), by **LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**, an urban county government of the Commonwealth of Kentucky, whose address is 553 Chamber Drive, Milford, Ohio 45150 (the "Lender"); for the benefit of **MEADOWTHORPE SENIOR HOUSING, LLLP**, a Kentucky limited liability limited partnership, whose mailing address is 159 Old Georgetown Street, Lexington, Kentucky 40508 (the "Borrower").

WHEREAS, Lender is the mortgagee under, and current holder of, that certain (i) Affordable Housing Fund Leasehold Mortgage from Borrower dated January 18, 2019 and recorded in Book 9174, Page 122 of the Clerk's Records of Fayette County, Kentucky (the "Permanent Mortgage"), (ii) Affordable Housing Fund Declaration of Covenants and Restrictions dated January 18, 2019 and recorded in Book 3614, Page 69 of the Clerk's Records of Fayette County, Kentucky (the "Restrictions") and (iii) the Assignment of Lease and Rents Agreement dated January 18, 2019 and recorded in Book 3612, Page 543 of the Clerk's Records of Fayette County, Kentucky (the "Assignment of Rents, and together with the Restrictions and the Permanent Mortgage shall hereinafter collectively be referred to as the "Mortgage"), each Mortgage encumbering that certain real property located at 1447 Antique Drive, Lexington, Kentucky as set forth in each Mortgage (the "Property");

WHEREAS, pursuant to that certain consolidation plat recorded in the Office of the Clerk of Fayette County in Cabinet R, Slide 914, AU Associates, Inc. has subdivided the Property to consist of the legal description attached hereto as Exhibits "A" and "B" and made a part hereof; and

WHEREAS, Borrower has requested that Lender provide a partial release from the Mortgage of a portion of the Property as more particularly described in Exhibit A attached hereto and made a part hereof (the "Released Property"), all as set forth herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, and certain other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lender hereby partially releases from the lien of each Mortgage that portion of the Property described in Exhibit "A" attached hereto only (the "Partial Released Property"), and provided that, this Partial Release shall not in any way be construed to be a waiver or in any manner affect, impair release or invalidate the lien in any way of either Mortgage with respect to any property or collateral subject thereto, except for any portion of the real property described in Exhibit "A" attached hereto that is encumbered by each Mortgage and the Fayette County Clerk is hereby authorized and directed, to partially release and partially discharge the Mortgage of record with respect to the Partial Released Property only.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 11th day of June, 2019.

LENDER:

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT,
an urban county government of the Commonwealth of Kentucky

By: Linda Gorton
Name: LINDA GORTON
Title: MAYOR

COMMONWEALTH OF KENTUCKY :
: SS
COUNTY OF FAYETTE :

Before me, a Notary Public in and for said State and County, personally appeared Linda Gorton
Mayor of **Lexington-Fayette Urban County Government**, an urban county government of
the Commonwealth of Kentucky who, being duly authorized, acknowledged that she executed the foregoing
instrument, and that the same was her free and voluntary act and deed and the free and voluntary act and deed
of such Bank.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my seal this 11th day of
June, 2019.

[Signature] - #547793
Notary Public

This instrument was prepared by:
[Signature]
Lewis Diaz, Esq.,
Dinsmore & Shohl LLP,
50 E. 5th Street, Suite 1150
Covington, Kentucky 41011

Exhibit "A"

A certain parcel of land lying at the intersection of Antique Drive and North Forbes Road, within the corporate limits of the City of Lexington, County of Fayette, Commonwealth of Kentucky and more particularly described as follows:

Being all of Parcel 1 containing 0.222 Acre as depicted on Consolidation Minor Plat of Meadowthorpe Community Business Center, Lot 1, Block C & Lot 1, Block F of record in Plat Cabinet R, Slide 914 in the office of the Clerk of Fayette County, Kentucky.

This being a portion of the parcel conveyed to AU Associates, Inc. in Deed Book 3529, Page 377 in the office of the Clerk of Fayette County, Kentucky.

Exhibit "B"

A certain parcel of land lying at the along Antique Drive, within the corporate limits of the City of Lexington, County of Fayette, Commonwealth of Kentucky and more particularly described as follows:

Being all of Parcel 3 containing 3.497 Acres as depicted on Consolidation Minor Plat of Meadowthorpe Community Business Center, Lot 1, Block C & Lot 1, Block F . of record in Plat Cabinet R, Slide 914 in the office of the Clerk of Fayette County, Kentucky.

This being a portion of the parcel conveyed to AU Associates, Inc. in Deed Book 3529, Page 377 in the office of the Clerk of Fayette County, Kentucky.