

COMMERCIAL REAL ESTATE LIEN NOTE

\$350,000.00

Laredo, Texas

November 15, 2023

FOR VALUE RECEIVED, the undersigned **786 KNR Store LLC**, a Texas limited liability company ("Maker", whether one or more), hereby promises to pay to the order of **FALCON INTERNATIONAL BANK** ("Holder") in the City of Laredo, Webb County, Texas, in lawful money of the United States of America, the principal sum of **THREE HUNDRED FIFTY THOUSAND AND NO/HUNDREDTHS DOLLARS (\$350,000.00)** or so much thereof as may be advanced and outstanding, together with interest on the principal balance from time to time remaining unpaid from the date of advance until the Maturity Date (as hereinafter defined) at the rate hereinafter provided.

Maturity Date: As used herein, the "Maturity Date" for this Note shall be the first to occur of acceleration in accordance with the terms of this Note, or November 15, 2038.

Interest Rate: Prior to the Maturity Date, interest on the principal balance advanced and outstanding shall accrue at a rate per annum of one-half percent (**0.50%**) in excess of the prime commercial lending rate of JP Morgan-Chase & Co, N.A. (or if such rate is not available, a comparable interest rate index selected by Holder), adjusted as such prime rate may change from time to time during the term of this Note or renewal or extension thereof; provided, however, that in no event shall interest charged or received hereunder during the term of this note or to the date of prepayment in full, exceed eighteen (18.00%) percent per annum. The beginning interest rate of this Note is **nine percent (9.00%)** per annum. **The interest rate on this note shall never fall below eight percent (8.00%) per annum.**

Index: The term "prime commercial lending rate of JP Morgan-Chase & Co. N.A., as used herein, is defined as the lending rate publicly announced from time to time by JP Morgan-Chase & Co. N.A., as its "prime lending rate" and is not necessarily the lowest interest rate charged by said bank on loans made to its most creditworthy customers. If this Index ceases to be published or made available, Holder shall choose and use another comparable rate and inform Maker of its choice.

Interest calculations shall be based on a 360 day year and charged on the basis of the actual days elapsed unless such calculation would result in a usurious rate, in which case interest shall be calculated on the per annum basis of a year of 365 or 366 days, as the case may be.

Maximum Interest Ceiling: To the extent that Texas law establishes the maximum ceiling, the parties elect the Weekly Rate Ceiling under Chapter 303 of Title 4 of the Texas Finance Code, which title may also be cited as the Texas Credit Title.

Payment of Principal and Interest: This Note is due and payable as follows, to-wit:

Principal and accrued unpaid interest are payable in **One Hundred Eighty (180)** monthly installments, the first **One Hundred Seventy Nine (179)** of which shall be in the amount of **THREE THOUSAND FIVE HUNDRED SEVENTY SIX AND ONE/100THS DOLLARS (\$3,576.01)** each, and one last and final installment in the amount of all principal and accrued interest remaining unpaid. The first installment of principal and accrued interest shall be due and payable on December 15, 2023 and a like installment will be due and payable on the same day of each and every succeeding calendar month thereafter until the Maturity Date, when all accrued and unpaid interest and all unpaid principal shall be payable in full. Interest will be calculated on the unpaid principal balance to date of each payment. Each payment will be first applied to reduce the amount owed for charges which are neither interest nor principal, including but not limited to any late charges and insurance and tax escrow, if any. The remainder of each payment, if any, will be applied first to reduce accrued and unpaid interest and then any remaining amount will be applied to unpaid principal.

The amount of the monthly installments above provided has been calculated on the basis of a **fifteen (15)** year amortization of the principal amount of this Note at the interest rate in effect on the date hereof. Maker agrees that at any time during the term of this Note, or renewal or extension thereof, the Holder at its option may recalculate and change the monthly payments of principal and interest payable hereunder in order to reflect rises in the interest rate in effect under the terms hereof, so that the principal balance remaining on the date of such re-calculation, at the interest rate of this Note then in effect, shall be repaid in full by the Maturity Date in substantially equal monthly payments. Maker agrees that at any time during the term of this Note, or renewal or extension thereof, the Holder at its option may recalculate and change the monthly payments of principal and interest payable hereunder in order to reflect a principal reduction made by Maker to the Note, so that the principal balance remaining on the date of such re-calculation, at the interest rate of this Note then in effect, shall be repaid in full by the Maturity Date in substantially equal monthly payments.

In any event, all principal, and all accrued and unpaid interest, shall be due and payable in full on the Maturity Date, whether such maturity occurs by acceleration or otherwise. All payments called for hereunder shall (a) be paid in lawful money of the United States of America in federal or other immediately collected funds, which, at the time of payment is legal tender for the payment of public and private debts; and (b) be made to the Holder at 5219 McPherson, Laredo, Texas 78041, or at such other address as the Holder may from time to time designate in writing to Maker.

Funds for Escrow Items. Maker shall pay to Holder on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for taxes and assessments and other items which can attain priority over the Deed of Trust as a lien or encumbrance on the Property. **The initial monthly escrow payment shall be in the amount of \$ 881.24.**

Call Provision: It is expressly agreed that the Holder of this Note may at any time in its sole and absolute discretion after **three (3)** years from the date hereof accelerate the maturity of the indebtedness evidenced by this Note, even though the Note is not then in default, by sending a written notice to Maker **sixty (60)** days before the effective date of such acceleration of maturity, informing Maker of the effective date of acceleration. On the date of acceleration set forth in the notice, the then entire unpaid principal balance and accrued unpaid interest on this Note will be immediately due and payable, without any further action on the Holder's part, and without further demand, presentment or any further notice to Maker (including notice of acceleration), all of which are hereby expressly waived by Maker. The right of Holder to accelerate the maturity of this Note conferred by this paragraph is in addition to the rights of Holder to accelerate the maturity of this Note contained elsewhere in this Note.

Security: This Note is secured by a Deed of Trust-Security Agreement-Financing Statement-Assignment of Rents of even or near even date herewith ("Deed of Trust") executed by **Maker** to **RAY A. GONZALES** as Trustee, covering and constituting a **first** lien on the real property more fully described below and in the Deed of Trust, and on the improvements, fixtures and other property more fully described in the Deed of Trust. The real property is described as follows:

The West 92.0 Ft. of Lots 5 and 6, Block 346, Eastern Division, City of Laredo, per the Jose Gallego Replat recorded in Volume 178, Page 590 of the Webb County, Texas; Deed Records; said tract or parcel of land being fully described by metes and bounds in Deed of Trust dated June 25, 1970, recorded in Volume 164, Page 443, of the Webb County Deed of Trust Records.

This Note is also secured by a Guaranty executed by **Kanwal Sayani**.

The Deed of Trust and all other documents or instruments securing or to secure the Note are sometimes collectively referred to herein as the "Security Documents."

Purpose: This Note represents funds advanced at the request of Maker as part of the purchase price of the herein above mentioned property.

Maker represents and warrants to Holder and to all other owners and holders of this Note, that the loan evidenced hereby is for business, commercial, investment or other similar purposes, and not primarily for personal, family, or household use, as such terms are used in the Texas Finance Code. In no event shall the provisions of Chapter 346 of the Texas Finance Code (which regulates certain revolving credit accounts, revolving loan accounts and revolving tri-party accounts) apply to the loan evidenced by this Note.

Limitation On Interest: This Note and all documents securing it have been executed under and shall be construed and enforced in accordance with the laws of the State of Texas, except to the extent United States federal law permits Holder to contract for, charge or receive a greater amount of interest or otherwise preempts state law. It is expressly stipulated and agreed to be the intent of Maker and Holder to at all times comply strictly with the applicable usury laws now or hereafter

governing consideration contracted for, charged or received under the Note, Security Documents or any other agreements between the parties. This Note and all agreements between Maker and Holder which are now existing or hereafter arising are hereby expressly limited so that in no event whatsoever shall the amount paid, or agreed to be paid to Holder for the use, forbearance or detention of money to be loaned hereunder or otherwise exceed the maximum amount permissible under applicable law. If, from any possible construction of any document, interest would be otherwise payable in excess of the maximum amount permitted by applicable law, any such construction shall be subject to the provisions of this paragraph and such document shall be automatically reduced to the maximum rate permitted by law, without the necessity of the execution of any amendment or new document. If the applicable law is ever revised, repealed or judicially interpreted so as to render usurious any consideration called for, contracted for, charged, taken, reserved or received with respect to the Note, the Security Documents, or any other agreement between the parties, or if Holder should ever receive anything of value deemed interest under applicable law which would exceed interest at the highest lawful rate, or if any prepayment by Maker, or Holder's exercise of the options herein contained to demand the maturity of this Note, results in Maker having paid any interest in excess of that permitted by applicable law, then notwithstanding anything to the contrary in this Note, the Security Documents or any other agreement between the parties, it is Maker's and Holder's express intent and agreement that all excess amounts theretofore collected by Holder be credited on the principal balance of this Note (or, if this Note has been paid in full, refunded to Maker) and the provisions of this Note, the Security Documents and any other agreements, shall immediately be deemed reformed and the amounts thereafter collectible hereunder and thereunder reduced, without the necessity of the execution of any new documents, so as to comply with the then applicable law, but so as to permit the recovery of the greatest amount otherwise called for hereunder and thereunder. The right to demand the maturity of this Note does not include the right to demand any interest which has not otherwise accrued on the date of such demand, and Holder does not intend to collect any unearned interest in the event of demand. All consideration paid or agreed to be paid to the Holder that constitutes interest under applicable law shall, to the extent permitted by applicable law, be amortized, prorated, allocated, and spread throughout the full term of the indebtedness of Maker to Holder (including the period of any renewal or extension hereof) so that the rate of interest on account of such indebtedness is uniform throughout the term hereof and so that the rate of interest on account of such indebtedness does not exceed the usury ceiling from time to time in effect and applicable to the loan evidenced by this Note for so long as the debt is outstanding. The term "applicable law" and similar terms used herein refer to the law in effect on the date of the first disbursement under this Note; provided that if the law is subsequently revised to permit more interest to be charged on the loan evidenced by this Note, then Holder and Maker agree that to the extent permitted by law, such revised law shall be the "applicable law" as used herein. The provisions of this paragraph shall control all agreements between the Maker and the Holder.

Prepayment Penalty: Maker may prepay the principal balance of this Note in whole or in part, plus accrued interest on the amount of the principal paid, at any time; however, in the event of prepayment of this Note in whole or in part during the first three (3) years of the term of this Note, Maker, at the sole option of Lender, may be required to pay a prepayment penalty equal to three percent (3.00%) of the principal balance of this loan if the prepayment is done

in the first year of the term of this Note, a prepayment penalty equal to two percent (2.00%) of the principal balance of this loan if the prepayment is done in the second year of the term of this Note, or a prepayment penalty equal to one percent (1.00%) of the principal balance of this loan if the prepayment is done in the third year of the term of this Note.

Default: It is hereby agreed that:

(i) If default shall be made in the payment of any part of the principal or interest on this Note when due, or in the payment of any other sums due under the Deed of Trust or the other Security Documents, if any; or

(ii) If default shall be made in the performance or observance of any of the terms, covenants and agreements contained in this Note, the Deed of Trust or any other Security Documents or in any instrument executed in connection with this Note;

then, without notice or demand, the entire unpaid principal balance of and accrued unpaid interest on this Note, shall, at the option of the Holder hereof, become immediately due and payable.

Late Charges for Overdue Payments: If the Note Holder has not received the full amount of any monthly payment by the end of 15 calendar days after the date it is due, Maker will pay a late charge to the Note Holder. The amount of the charge will be 5.00% of overdue payment of principal and interest. Maker will pay this late charge promptly but only once on each late payment.

Post Maturity Interest: Notwithstanding anything set out herein to the contrary, Maker agrees that after the Maturity Date of this Note, whether by acceleration or by the passage of time, matured unpaid principal shall bear interest from date of maturity until paid at the maximum rate permitted by applicable law, or if no such highest rate is established by applicable law, then at a rate of eighteen percent (18.00%) per annum. Post Maturity interest shall be due and payable upon acceleration, and if no acceleration, then on the first day of each and every month after the Maturity Date. The rights of Holder under this paragraph shall in any event be subject to the limitations set forth in the paragraph captioned "Limitation on Interest"

Fees and Expenses: Maker agrees to pay any loan fees, including but not limited to origination fees, allowed by law that may be charged for the loan evidenced by this Note, and all other fees and expenses in connection with this Note which are allowed by law.

WAIVERS: EXCEPT FOR SUCH NOTICES AS MAY BE REQUIRED BY ANY OTHER PROVISIONS IN THIS NOTE, EACH MAKER AND ALL SURETIES, ENDORSERS, GUARANTORS AND ANY OTHER PARTY NOW OR HEREAFTER LIABLE FOR THE PAYMENT OF THIS NOTE IN WHOLE OR IN PART, HEREBY JOINTLY AND SEVERALLY (i) WAIVE DEMANDS FOR PAYMENT, PRESENTATIONS FOR PAYMENT, NOTICE OF NONPAYMENT, PROTEST, NOTICE OF PROTEST, NOTICE OF INTENT TO ACCELERATE MATURITY, NOTICE OF ACTUAL ACCELERATION OF MATURITY AND ALL OTHER NOTICES, FILING OF SUIT AND DILIGENCE IN COLLECTING THIS NOTE OR ENFORCING

ANY OF THE SECURITY HEREFOR, (ii) AGREE TO ANY SUBSTITUTION, SUBORDINATION, EXCHANGE OR RELEASE OF ANY OF SUCH SECURITY OR THE RELEASE OF ANY PARTY PRIMARILY OR SECONDARILY LIABLE HEREON, (iii) AGREE THAT THE HOLDER HEREOF SHALL NOT BE REQUIRED FIRST TO INSTITUTE SUIT OR EXHAUST ITS REMEDIES HEREON AGAINST THE MAKER, OR ANY ONE OF THEM, OR OTHERS LIABLE OR TO BECOME LIABLE HEREON, OR TO ENFORCE ITS RIGHTS AGAINST THEM OR ANY SECURITY HEREOF, (iv) CONSENT TO ANY EXTENSION OR POSTPONEMENT OF TIME OF PAYMENT OF THIS NOTE AND TO ANY OTHER INDULGENCE WITH RESPECT HERETO WITHOUT NOTICE THEREOF TO ANY OF THEM AND WITHOUT AFFECTING THEIR LIABILITY HEREUNDER.

Holder shall not be deemed, by any act of omission or commission, to have waived any of its rights or remedies under this Note or any of the Security Documents unless such waiver is in writing and signed by Holder, and then only to the extent set forth in writing. The failure of Holder to exercise any remedy or option shall not constitute a waiver on the part of Holder of the right to exercise any remedy or option at any other time. The acceptance by Holder of any payment hereunder that is less than payment in full of all amounts due and payable at the time of such payment shall not constitute a waiver of the exercise of any remedy or option at that time or at any subsequent time, or nullify any prior exercise of any remedy or option without the express written consent of Holder.

Acceleration Upon Assumption: Maker expressly acknowledges and agrees that this Note may not be assumed by any other person or legal entity without the express written consent of the Holder of this Note, which consent may be withheld by Holder in its sole discretion. In the event such assumption occurs without Holder's written consent, Holder shall have the option of accelerating indebtedness evidenced by this Note and declaring the then unpaid principal balance and accrued unpaid interest immediately due and payable.

Acceleration Upon Disposition: In the event of a sale, lease, transfer, conveyance, assignment or any other disposition of all or any portion of, or interest in, the Property securing this Note, or the beneficial ownership interest in Maker, without the prior written consent of Holder, which consent may be withheld by holder in its sole discretion, then Holder shall have the option of accelerating the indebtedness evidenced by this Note and declaring the then unpaid principal balance and accrued unpaid interest immediately due and payable.

Notices: All notices hereunder shall be given at the following addresses:

If to Maker: **786 KNR Store LLC
5307 Dalton Ranch Ln
Sugar Land, Texas 77479**

If to Holder: **FALCON INTERNATIONAL BANK
5219 McPHERSON ROAD
LAREDO, TEXAS 78041
ATTN: RAY A. GONZALES**

Any party may change its address for notice purposes upon giving thirty (30) days prior notice thereof in accordance with this paragraph. All notices given hereunder shall be in writing and shall be considered properly given if mailed by first-class United States Mail, postage prepaid, or by delivering same to the intended addressee. Any notice mailed as above provided shall be deemed effective upon its deposit in the custody of the U.S. Postal Service; all other notices shall be effective upon actual receipt.

Governing Law; Venue: This Note shall be construed and enforced in accordance with the laws of the State of Texas, except to the extent that federal laws preempt the laws of the State of Texas. Maker agrees that exclusive jurisdiction and venue shall lie in Webb County, Texas for any judicial proceeding brought in connection with this Note.

Number and Gender; Parties: In this Note the singular shall include the plural and the masculine shall include the feminine and neuter gender, and vice versa, if the context so requires. The term "Holder" means Falcon International Bank or, if applicable, any subsequent holder of this Note.

Headings: Headings at the beginning of each paragraph of this Note are intended solely for convenience of reference and are not to be construed as being a part of the Note.

Time of Essence: Time is of the essence with respect to every provision hereof.

Joint and Several Liability: If this Note is executed by more than one party, each such party shall be jointly and severally liable for the obligations of Maker under this Note.

Successors and Assigns: The terms and conditions hereof shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto; provided, however, that Maker may not assign this Note or any loan funds, or assign or delegate any of its rights or obligations, without the prior written consent of Holder in each instance.

Arbitration Agreement: This Note and the Security Documents are subject to all of the provisions of Arbitration Agreement of even or near even date herewith by and between Maker, Falcon International Bank and Guarantor.

Loan Agreement: This Note and the Security Documents are subject to all of the provisions of Loan Agreement of even or near even date herewith by and between Maker, Falcon International Bank and Guarantor.

Material Change in Maker and/or Guarantor's Net Worth: The Holder at its discretion, may declare all sums owing by Maker (including endorser and/or Guarantor(s)) immediately due and payable upon deeming itself to be adversely affected and/or insecure by reason of any material change in any of Maker's and/or Guarantor's net worth, or by reason of any other material change of condition whether or not described herein.

Right to Setoff: To the extent permitted by applicable law, Holder reserves a right of set off in all Maker's accounts with Holder (whether checking, savings, or some other account). This includes all accounts Maker holds jointly with someone else and all accounts Maker may open in the future. However, this does not include any IRA or Keogh accounts, or any trust accounts for which setoff would be prohibited by law. Maker authorizes Holder, to the extent permitted by applicable law, to charge or setoff all sums owing on the Indebtedness against any and all such accounts, and, at Holder's option, to administratively freeze all such accounts to allow Holder to protect Holder's charge and setoff rights provided in this paragraph.

Attorney's Fees; Expenses. Maker agrees to pay upon demand all of Holder's costs and expenses, including Holder's reasonable attorney's fees and Holder's legal expenses, incurred in connection with the enforcement of this agreement and loan. Holder may hire or pay someone else to help enforce this Agreement and/or loan, and Maker shall pay the costs and expenses of such enforcement. Costs and expenses include Holder's reasonable attorney's fees and legal expenses whether or not there is a lawsuit, including Holder's reasonable attorneys' fees and legal expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services. Maker also shall pay all court costs and such additional fees as may be directed by the court. Holder may make advances against the loan to pay such attorney's fees, expenses and costs.

CROSS DEFAULT. If defaults shall be made in the performance or observance of any of the terms of any other indebtedness, obligations, and liabilities of any kind or character of Maker to Holder, now or hereafter existing, absolute or contingent, due or not due, arising by operation of law or otherwise, or direct or indirect, primary or secondary, joint, several, joint and several, fixed or contingent, secured or unsecured by additional or different security or securities, including indebtedness, obligations, and liabilities to Holder or Maker as a member of any partnership, joint venture, trust or other type of business association, or other group, and whether incurred by Maker as principal, surety, endorser, guarantor, accommodation party or otherwise, and any all renewals, modifications, amendments, restatements, rearrangements, consolidations, substitutions, replacements, enlargements, and extensions thereof, then such default shall also constitute a default under this Note and the Deed of Trust securing this Note.

Credit Relationship: This credit facility was evaluated, analyzed and ultimately based upon (i) Maker's representation that it would establish and maintain its primary deposit relationship with Falcon International Bank, and/or (ii) the entire banking relationship between Maker and Falcon International Bank. Therefore (i) if Maker's primary deposit relationship is not established and maintained, and/or (ii) if there is a material negative change in the deposit relationship between Maker and Falcon International Bank, then Falcon International Bank, in its sole and absolute discretion, may, after ninety (90) days written notice, increase the interest rate charged in connection with this credit facility by up to 2% above the interest rate as set forth in this note, as it may float from time to time.

Waiver of Jury Trial and Certain Damages, Certification Of No Representations, and Acknowledgment Regarding Inducement: MAKER AND HOLDER HEREBY (I) IRREVOCABLY AND UNCONDITIONALLY WAIVE, TO THE FULLEST EXTENT PERMITTED BY LAW, TRIAL BY JURY IN ANY LEGAL ACTION OR PROCEEDING RELATING TO THIS NOTE OR ANY OF THE LOAN DOCUMENTS EXECUTED IN CONNECTION WITH THIS NOTE (THE "OTHER LOAN DOCUMENTS") AND FOR ANY COUNTERCLAIM THEREIN; (II) IRREVOCABLY WAIVE, TO THE MAXIMUM EXTENT NOT PROHIBITED BY LAW, ANY RIGHT IT MAY HAVE TO CLAIM OR RECOVER IN ANY SUCH LITIGATION ANY SPECIAL, EXEMPLARY, PUNITIVE OR CONSEQUENTIAL DAMAGES; (III) CERTIFY THAT NO PARTY HERETO NOR ANY REPRESENTATIVE OR AGENT OR COUNSEL FOR ANY PARTY HERETO HAS REPRESENTED, EXPRESSLY OR OTHERWISE, OR IMPLIED THAT SUCH PARTY WOULD NOT, IN THE EVENT OF LITIGATION, SEEK TO ENFORCE THE FOREGOING WAIVERS, AND (IV) ACKNOWLEDGE THAT IT HAS BEEN INDUCED TO ENTER INTO THIS NOTE, THE OTHER LOAN DOCUMENTS AND THE TRANSACTION CONTEMPLATED HEREBY AND THEREBY BY, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND CERTIFICATIONS CONTAINED IN THIS SECTION.

MAKER ACKNOWLEDGES THAT THE WAIVERS SET OUT IN THIS NOTE ARE A MATERIAL INDUCEMENT TO HOLDER'S AGREEMENT TO ENTER INTO THE NOTE AND OBLIGATIONS EVIDENCED BY THE LOAN DOCUMENTS, THAT HOLDER HAS ALREADY RELIED ON THESE WAIVERS AND WILL CONTINUE TO RELY ON EACH OF THESE WAIVERS IN RELATED FUTURE DEALINGS. THE WAIVERS IN THIS NOTE ARE IRREVOCABLE, MEANING THAT THEY MAY NOT BE MODIFIED EITHER ORALLY OR IN WRITING, AND THESE WAIVERS APPLY TO ANY FUTURE RENEWALS, EXTENSIONS, AMENDMENTS, MODIFICATIONS OR REPLACEMENTS IN RESPECT OF ANY AND ALL APPLICABLE LOAN DOCUMENTS.

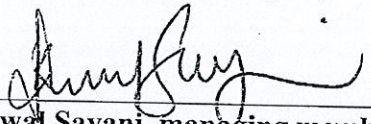
THIS NOTE IS PAYABLE IN FULL AS PROVIDED ABOVE OR AT MATURITY. IF FALCON INTERNATIONAL BANK DEMANDS PAYMENT, YOU MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID INTEREST THEN DUE. FALCON INTERNATIONAL BANK IS UNDER NO OBLIGATION TO REFINANCE THE LOAN AT THAT TIME. YOU WILL THEREFORE BE REQUIRED TO MAKE PAYMENT OUT OF OTHER ASSETS YOU MAY OWN, OR YOU WILL HAVE TO FIND A HOLDER, WHICH MAY BE THE BANK YOU HAVE THIS NOTE WITH, WILLING TO LEND YOU THE MONEY. IF YOU REFINANCE THIS NOTE AT MATURITY, YOU MAY HAVE TO PAY SOME OR ALL OF THE CLOSING COSTS NORMALLY ASSOCIATED WITH A NEW LOAN EVEN IF YOU OBTAIN REFINANCING FROM THE SAME BANK.

NOTICE: THIS DOCUMENT AND ALL OTHER DOCUMENTS RELATING TO THIS NOTE CONSTITUTE A WRITTEN LOAN AGREEMENT WHICH REPRESENTS THE FINAL AGREEMENT BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES.

THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES RELATING TO THIS NOTE.

IN WITNESS WHEREOF Maker has duly executed this Note as of the day and year first above written.

**786 KNR Store LLC
a Texas limited liability company**

By: 
Kanwal Sayani, managing member

[Signature page to **\$350,000.00** Real Estate Lien Note dated November 15th, 2023, executed by **786 KNR Store LLC, a Texas limited liability company** in favor of Falcon International Bank.]