

*After recording, return to:*

Kutak Rock LLP  
1650 Farnam Street  
Omaha, Nebraska 68102  
Attention: Lisa M. Peters, Esq.

**ASSIGNMENT OF BENEFICIAL INTEREST UNDER  
ASSIGNMENT OF RENTS AND DEED OF TRUST**

THAT MUTUAL OF OMAHA BANK, a federal savings bank ("Assignor"), the legal and equitable owner and holder of that certain Promissory Note dated January 24, 2018, in the original principal sum of \$473,917.52, executed by Upstream Brewing Company, L.L.C., a Colorado limited liability company ("Maker") and payable to the order of Assignor (the "Note"), which Note is secured, in part, by (i) that certain Assignment of Rents dated August 12, 2013 between Maker, as grantor, and Mutual of Omaha Bank ("Lender"), as lender, and recorded on August 13, 2013 in the Office of the Register of Deeds for Douglas County, Nebraska (the "Official Records") as Document No. 2013082604 (the "Assignment of Rents"), and (ii) that certain Deed of Trust dated August 12, 2013 among Maker, as trustor, Lender, as beneficiary, and Lender as trustee, and recorded on August 13, 2013 in the Official Records as Document No. 2013082603 (the "Deed of Trust"), which Deed of Trust covers certain real property located in Douglas County, Nebraska, as more particularly described in Exhibit A attached hereto, for a good and valuable consideration paid to Assignor by SORTINO ASSET MANAGEMENT COMPANY, LLC ("Assignee"), the receipt and sufficiency of which are hereby acknowledged, has ENDORSED, SOLD, TRANSFERRED, ASSIGNED, GRANTED, CONVEYED, and DELIVERED, and by these presents does hereby ENDORSE, SELL, TRANSFER, ASSIGN, GRANT, CONVEY, and DELIVER, WITHOUT RECOURSE AGAINST ASSIGNOR EXCEPT AS PROVIDED IN THE AGREEMENT (AS HEREINAFTER DEFINED), unto Assignee, all of the following:

1. the Note and all indebtedness now or hereafter evidenced thereby (the "Debt");
2. the Assignment of Rents, the Deed of Trust and all of the rights, benefits, privileges, liens, security interests, and assignments owned, held, accruing, and to accrue to, and for the benefit of the Assignor thereunder, and any vendor's lien securing the Debt (the Note, the Assignment of Rents, the Deed of Trust, and such other documents are herein collectively called the "Loan Documents"); and
3. all other liens, rights to payment, security interests, lien priority agreements, guaranties, collateral assignments, covenants, agreements, rights, benefits, and privileges in anywise belonging or to accrue to the benefit of Assignor, in respect of the Note and the other Loan

Documents, and any of the Debt now or hereafter evidenced thereby or any security for them (including, without limitation, all rights under any breach of contract, foreclosure or receivership actions and all other litigation, claims or actions held by Assignor) (all of the foregoing, together with all liens, security interests, assignments, and other rights and interests evidenced by the Deed of Trust, are herein collectively called the "Liens").

TO HAVE AND TO HOLD, the Note, Loan Documents, Debt and Liens (collectively, the "Assigned Property") unto Assignee, its successors and assigns, forever.

This Assignment is executed by Assignor without recourse and without warranty or representation, express or implied, except as expressly provided in that certain Loan Purchase and Sale Agreement dated as of February 6, 2018, between Assignor and Assignee (the "Agreement").

This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, Assignor has caused this instrument to be executed effective as of (although not necessarily on) February 6, 2018.

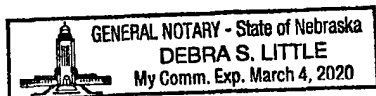
**ASSIGNOR:**

MUTUAL OF OMAHA BANK, a federal savings bank

By: Jarryd Israel  
Name: Jarryd Israel  
Title: Vice President

STATE OF NEBRASKA                    )  
  ) ss.  
COUNTY OF DOUGLAS                )

This instrument was acknowledged before me this 6<sup>th</sup> day of February, 2018, by Jarryd Israel, V.P. of Mutual of Omaha Bank, on behalf of said federal savings bank.



Debra S. Little  
Notary Public

My Commission Expires:  
03/04/2020

Debra S. Little  
Printed name of Notary

**EXHIBIT A**

**LEGAL DESCRIPTION**

Lot eight (8), Block One Hundred Sixty-Five (165), Original City of Omaha, Douglas County, Nebraska.