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NC FEE \$26.00

RECORDED:
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GUILFORD COUNTY, NC

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JEFF L. THIGPEN

DEPUTY-GB

REGISTER OF DEEDS

BY: CANDICE SCALES

Prepared by: Brian W. Byrd, Fox Rothschild LLP, 230 N. Elm St., Suite 1200, Greensboro, NC 27401

ASSIGNMENT OF LOAN DOCUMENTS

THIS ASSIGNMENT OF LOAN DOCUMENTS dated as of January 12, 2022 (the "Assignment") is made by and between PUXIN LIMITED ("Assignor") and METABROAD INTERNATIONAL GROUP, LLC, a Delaware limited liability company, and HEYI HOLDINGS L.P. (collectively, "Assignee").

RECITALS

WHEREAS, Assignor is the owner and holder of a promissory note executed by American Hebrew Academy, Inc., a North Carolina non-profit corporation (the "Borrower"), in favor of Assignor dated September 6, 2019 in the face amount of Twenty-Six Million and No/100 Dollars (\$26,000,000.00) as amended by that certain First Modification of Deed of Trust Note and Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing (the "First Amendment"), that certain Second Modification of Deed of Trust Note and Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing (the "Second Amendment"), that certain Third Modification of Deed of Trust Note and Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing (the "Third Amendment"), that certain Fourth Modification of Deed of Trust Note and Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing (the "Fourth Amendment"), and that certain Fifth Modification of Deed of Trust Note and Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing and Related Documents (the "Fifth Amendment"; and, together with the First Amendment, Second Amendment, Third Amendment, and Fourth Amendment, the "Amendments") (as amended, the "Note");

WHEREAS, repayment of the Note is secured by the Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated September 6, 2019, recorded in Book 8193 at Page 1132 in the Office of the Register of Deeds of Guilford County, North Carolina (as amended by the Amendments, the "Deed of Trust"), the Assignment of Leases and Rents dated September 6, 2019, recorded in Book 8193 at Page 1173 in the Office of the Register of Deeds of Guilford County, North Carolina (the "Assignment of Leases and Rents"), the UCC-1 Financing Statement dated September 6, 2019, recorded in Book 8193 at Page 1184 in the Office of the

Submitted electronically by "Fox Rothschild LLP - Denver"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Guilford County Register of Deeds.

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WP

THIS DOCUMENT CONSISTS OF 5 PAGES,
EACH INITIALED BY THE AFFILIANT/ACKNOWLEDGEE

Register of Deeds of Guilford County, North Carolina (the "Financing Statement"), the Environmental Indemnity Agreement dated September 6, 2019 between Borrower and Assignor (the "Environmental Indemnity Agreement" and, together with the Note, Deed of Trust, Assignment of Leases and Rents, Financing Statement and all other documents executed in connection with the Note and Deed of Trust and as amended by the Amendments, the "Loan Documents"), encumbering the property located in Guilford County, North Carolina (the "Property") as more particularly described therein;

WHEREAS, Assignor previously assigned the Loan Documents to Assignee and desires by this Assignment of Loan Documents establish of record such assignment, transfer and conveyance to Assignee all of Assignor's right, title and interest in and to the Loan Documents and Assignee desires to accept that assignment.

NOW THEREFORE FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Assignor does hereby confirm and agree that it has sold, assigned, transferred and conveyed to Assignee all of Assignor's right, title and interest, both legal and equitable, in, to and under the Loan Documents.

2. The Loan Documents and the respective terms and provisions thereof shall be incorporated by reference in this Assignment to the same extent and with the same force and effect as if fully set forth herein.

3. This Assignment contains the entire understanding of the parties hereto and may not be modified unless in writing executed by the parties hereto, shall be construed and interpreted under and pursuant to the laws of the State of North Carolina without regard to its principles of conflicts of law and shall be binding upon and inure to the benefit of the parties hereto, their respective legal representatives, successors and assigns.

4. This Agreement may be signed by the parties in any number of counterparts, each of which shall be deemed to be an original, and all of which, when taken together, shall constitute one and the same document.

Signatures on Following Pages

IN WITNESS WHEREOF, the parties have caused this Assignment to be duly executed as of the day and year first above written.

ASSIGNOR:

PUXIN LIMITED

By: Peng WANG

Name: _____

Title: CFO

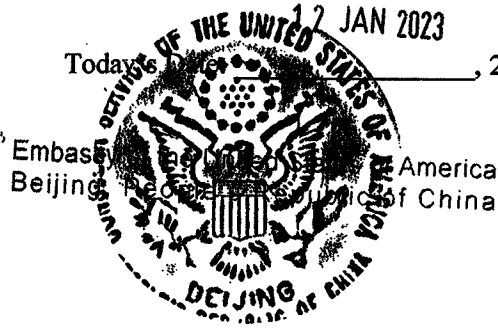
STATE OF _____
COUNTY OF _____

People's Republic of China)
Municipality of Beijing)
Embassy of the United) SS:
States of America)

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: _____

Peng Wang
[Name of signatory]

Today's _____, 20____



[Signature]
[Notary's signature as name appears on seal]
Crystal Nicole Waitekus
Vice Consul

[Notary's printed name as name appears on seal]

My commission expires: _____, 20____

PRESIDENTIAL COMMISSIONS DO NOT EXPIRE

[Affix Notary Seal in Space Above]

ASSIGNEE:

**METABROAD INTERNATIONAL GROUP,
L.L.C, a Delaware limited liability company**

By: *[Signature]*

Name: WEI YANG

Title: Manager

STATE OF Virginia
COUNTY OF Fairfax

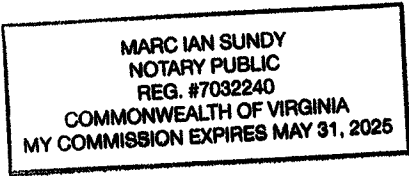
I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: Wei Yang

[Name of signatory]

Today's Date: December 27, 2022

[Signature]
[Notary's signature as name appears on seal]

Marc Sundry
[Notary's printed name as name appears on seal]



My commission expires: 05/31, 2025

[Affix Notary Seal in Space Above]

ASSIGNEE:

HEYI HOLDINGS L.P.

By: [Signature]
Name: LING TIE
Title: Director

STATE OF Hawaii
city + COUNTY OF Honolulu } s.s.

I certify that the following person personally appeared before me this day, acknowledging to me that he or she signed the foregoing document: Ling Tie

[Name of signatory]

Today's Date: January 6th, 2023

[Signature]

[Notary's signature as name appears on seal]

Riley Sakamoto

[Notary's printed name as name appears on seal]

My commission expires: October 30th, 2026



[Affix Notary Seal in Space Above]

NOTARY PUBLIC CERTIFICATION
Riley Sakamoto First Judicial Circuit
Doc. Description: Assignment of
Loan Documents
No. of Pages: 3 Date of Doc. 1/6/23
Notary Signature [Signature] Date 1/6/23
My commission expires: 10/30/26

