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BY: CANDICE SCALES

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GUILFORD COUNTY, NC

JEFF L. THIGPEN

REGISTER OF DEEDS

NC FEE \$26.00

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 February 9, 2023 (the "Assignment") is made by and between **LONG FAITH LIMITED**, a corporation of the British Virgin Islands, **LONG WIT LIMITED**, a corporation of the British Virgin Islands, and **PUTION LIMITED**, a corporation of the British Virgin Islands (collectively, "Assignor") and **METABROAD INTERNATIONAL GROUP, LLC**, a Delaware limited liability company ("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 January 15, 2021 in the face amount of Fifteen Million and No/100 Dollars (\$15,000,000.00) (the "Note");

WHEREAS, repayment of the Note is secured by the Future Advances Deed of Trust, Assignment of Leases and Rents, Security Agreement, and Fixture Financing Statement dated January 29, 2021, recorded in Book 8408 at Page 1657 in the Office of the Register of Deeds of Guilford County, North Carolina (the "Deed of Trust") and, together with the Note and all other documents executed in connection with the Note and Deed of Trust, 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:

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.

140346182.3

THIS DOCUMENT CONSISTS OF 6 PAGES,
EACH INITIALED BY THE AFFIANT/ACKNOWLEDGED

1. Assignor hereby confirms and agrees 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

ASSIGNOR:

PUTION LIMITED, a corporation of the British Virgin Islands

By: _____
Name: 李钢
Title: Director

STATE OF People's Republic of China
Municipality of Shanghai) s.s.
COUNTY OF Consulate General of the)
United 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: _____

Gang Li
[Name of signatory]

Today's Date: 09 FEB 2023, 20__

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

Stacy Chung
Consular Associate
U.S. Consulate General Shanghai
[Notary's printed name as name appears on seal]

My commission expires: _____, 20__

PRESIDENTIAL COMMISSIONS DO NOT EXPIRE

American Consulate General
Shanghai China

[Affix Notary Seal in Space Above]



ASSIGNEE:

**METABROAD INTERNATIONAL GROUP,
LLC**, a Delaware limited liability company

By: *[Signature]*
Name: WEI YANG
Title: Manager

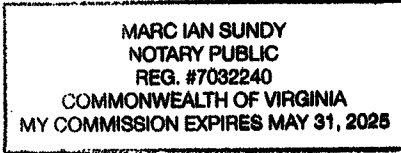
STATE OF Virginia
COUNTY OF Fairfax

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, 2025

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

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



My commission expires: May 31, 2025

[Affix Notary Seal in Space Above]