



May 7, 2026

Marshall Landing Senior LP
120 W Trinity Place, 4th Floor
Decatur, GA 30030

RE: Financing Commitment-Deferred Development Fee
 Marshall Landing Apartments
 51 Senior Housing Units
 908 Marshall Road
 Greenwood, SC 29646

Dear Sirs:

Tapestry Development Group, Inc. (TDG) are pleased to make the following financing commitment to Marshall Landing Senior LP (**Applicant**) for the construction of the above referenced 51-unit senior housing development (**Development**).

This document serves as a witness of the commitment for funds to finance the construction of the Development.

1. Within thirty days of completion of construction, TDG will provide nonrecourse financing up to \$171,594.00 at an interest rate of 0.00% (Rate). The debt will evidenced by a promissory note and will be unsecured.
2. The term of the note shall be for a period of up to 15 years (Term). The debt shall be repaid from cash flow after the payment of operating expenses, reserve deposits, and debt service on senior debt, if any. Unpaid amounts of interest shall accrue to the balance of the Financing.
3. All conditions precedent to the issuance of the financing commitment, with the exception of allocation of tax credits, have been met by Applicant and are deemed satisfied by TDG.

4. TDG certifies that this financing commitment contains no conditions which are not customary and reasonable for financing of this nature and amount.
5. The undersigned is a duly authorized officer of TDG, respectively who has direct and personal knowledge of the facts contained herein and is authorized to execute said document on behalf of TDG.

Sincerely,



By: _____

Jonathan R. Toppen, President