

COMPLETION GUARANTY

This Agreement (this “Agreement” or the “Completion Guaranty”) dated as of February 6, 2023, is entered into by Mediacap Finance LLC, a California limited liability company (“Beneficiary”) and UniFi Completion Guaranty Insurance Solutions, Inc. d/b/a UniFi Completion Guarantors, a California corporation (“UniFi”), acting in its capacity as agent and attorney-in-fact for Atlantic Specialty Insurance Company, a New York insurance company (“Completion Guarantor”), concerning the feature-length motion picture currently entitled “Demons Realm” (the “Film”). Beneficiary and Completion Guarantor are each herein sometimes referred to as a “Party”).

RECITALS

1. Hellish Films, LLC, a Georgia limited liability company (“Producer”) and Completion Guarantor have entered into the Completion Agreement and other Completion Documents concerning Production and Delivery.
2. Beneficiary has agreed to make certain loans or advances to Producer to, among other things, fund Production and Delivery subject to the terms of its Funding Agreement.
3. Producer has requested Completion Guarantor to guarantee Production and Delivery in favor of Beneficiary.
4. Completion Guarantor is willing to guarantee Production and Delivery in favor of Beneficiary subject to the terms, conditions, limitations, and exclusions hereof.

NOW, THEREFORE, subject to and in consideration of the mutual agreements contained herein, each Party agrees as follows:

ARTICLE 1 - DEFINITIONS

1.1 Defined Terms. Initially capitalized terms (including those used in the Recitals hereinabove) used herein are defined either in the body of this Agreement or in the Schedule of Definitions attached hereto as Schedule 1.

ARTICLE 2 - APPOINTMENTS

2.1 UniFi. Completion Guarantor acknowledges it has appointed Joseph Fitzgerald and UniFi, acting through any one of Steve Mangel, Steven Leib, Michael Levine, or Beth DePatie, as Completion Guarantor’s agent and attorney-in-fact (with Joseph Fitzgerald and UniFi authorized to act singly or together) for all purposes in connection with the Completion Documents according to a Special Power of Attorney, a duly signed copy of which has been or will be provided to Beneficiary promptly following UniFi’s receipt of Beneficiary’s written request.

ARTICLE 3 - PRODUCTION ELEMENTS

3.1 Production Elements. The Parties have approved of each of the production elements concerning the Film listed below (collectively, the “Production Elements”), each of which shall remain subject to non-material changes:

3.1.1 The budget dated February 1, 2023, with a grand total of \$11,326,297, a copy of the top sheet of which is attached hereto as Exhibit “A-1” (the “Budget”).

3.1.2 The cash flow schedule dated February 1, 2023, a copy of which is attached hereto as Exhibit “A-2” (the “Cash Flow Schedule”).

3.1.3 The key cast and crew listed in Exhibit “A-3” attached hereto (the “Key Cast and Crew List”) including each “Essential Element,” if any, which is denoted by the symbol “EE” beside his/her name therein, or any permitted replacements made by Producer or Completion Guarantor that, to the extent applicable, have been approved under the terms of the Interparty Agreement and the Distributor Assignments.

3.1.4 The location of Atlanta, Georgia, and its environs for principal photography of the Film and Los Angeles, California, and its environs for post-production of the Film (collectively, the “Location”).

3.1.5 Each of the bank account(s) (individually and collectively, the “Production Account”), which is detailed in Exhibit “A-4” attached hereto.

3.1.6 The shooting schedule dated February 1, 2023, copies of the first and last page of which are attached hereto as Exhibit “A-5” with 31 days of first unit principal photography (the “Shooting Schedule”), and the post calendar dated February 1, 2023,

copies of the first and last page of which are attached hereto as Exhibit “A-6” with 22 weeks of post-production (the “Post Calendar” and together with the Shooting Schedule, the “Schedule”).

3.1.7 The screenplay entitled *Demons Realm*, written by Jackson Johns and is 102 pages in length, copies of the cover and last page of which are attached hereto as Exhibit “A-7” (the “Screenplay”).

ARTICLE 4 - FUNDING

4.1 Strike Price. The “Strike Price” is \$11,326,297, which includes (a) direct costs of \$10,273,285, (b) a contingency allowance (regardless if there is another or no amount for a contingency allowance included in the Budget) of \$821,863 (the “Contingency”) (which, if applicable, will be supplemented by Producer Deferral of \$25,000), and (c) the guaranty fee (regardless if there is another or no amount for a guaranty fee included in the Budget) of \$231,149 (the “Guaranty Fee”). The Strike Price does not include any Interest or Charges.

4.2 Cost Exclusions. Production Advances will not be made available or used to pay or cover the costs for or related to (a) Interest or Charges (regardless if there is another or no amount therefor in the Budget); and (b) any item of cost designated below (collectively, the “Cost Exclusions”). The Cost Exclusions and any expenditures relating thereto are excluded from any coverage under the Completion Guaranty and Completion Guarantor assumes no obligation, makes no guaranty, and shall have no liability therefor.

Cost Exclusion Description	Budget Account Number	Excluded Amount
None	Account No.:	\$
	Account No.:	\$
	Account No.:	\$
Total Cost Exclusions		\$0

4.3 Funding the Strike Price.

4.3.1 Prior Funding. As of February 6, 2023, Completion Guarantor has credited to the Strike Price prior advances totaling \$2,000,000 (the “Prior Funding”), which amount includes Presale Deposits totaling \$600,000. Accordingly, the Strike Price remaining to be funded after crediting the Prior Funding thereto is \$9,326,297 (the Strike Price minus the Prior Funding being hereinafter referred to as the “Minimum Remaining Funding Amount”).

4.3.2 Subsequent Funding. Unless Completion Guarantor shall agree otherwise in writing, the Minimum Remaining Funding Amount shall be funded by Beneficiary making Production Advances in U.S. Dollars following the Cash Flow Schedule (subject to possible acceleration as herein provided) by electronic funds transfer directly to the Production Account (except for the Guaranty Fee to the extent not previously paid, which will be paid directly to UniFi according to UniFi’s instructions or as otherwise instructed or agreed in writing by UniFi as agent for Completion Guarantor).

4.3.3 Accelerated Funding. Producer (with Completion Guarantor’s prior written approval) or Completion Guarantor may, upon giving notice to Beneficiary, accelerate Beneficiary’s making of any Production Advances that have yet to be funded subject to the restrictions of any applicable currency forward exchange rate agreements and/or interest rate protection agreements (if any) and also subject to the terms of the applicable Funding Agreement, at a rate faster than specified in the Cash Flow Schedule in terms of amount and/or the timing thereof. In such event, Producer (to the extent of proceeds of all Production Advances, including the Contingency, then-remaining available) or otherwise Completion Guarantor will promptly pay or cause to be paid the amount of any applicable Accelerated Interest and Charges to Beneficiary.

4.4 Discretionary Funding. Beneficiary may at all times, without prejudice to its respective rights under this Agreement and without discharging or in any way increasing Completion Guarantor’s liability or obligations under the Completion Documents, make further advances to Producer or grant Producer any time or indulgence, or deal with, exchange, release, modify or abstain from perfecting, foreclosing or enforcing any security interest or other guaranty or rights which Beneficiary may have from or against Producer, provided that such action shall not hinder or interfere with Production and Delivery. If Beneficiary elects to make any advance greater than its Funding Commitment, then Completion Guarantor’s liability and obligations under the Completion Documents shall not increase because of Beneficiary having provided such additional advances unless (a) Completion Guarantor has requested the same in writing, or (b) Completion Guarantor has been paid a fee in respect of such additional advances in an amount satisfactory to Completion Guarantor.

4.5 No Duty to Administer or Advance Funds. Beneficiary shall not be required to supervise or administer, and Beneficiary agrees to not interfere with, Producer’s or Completion Guarantor’s use of the proceeds of any Production Advances.

ARTICLE 5 - PRODUCTION AND DELIVERY

5.1 Production Defined. “Production” collectively means all of the phases of production of the Film and the completion thereof, comprising pre-production, principal photography, and post-production, including the manufacture of the Delivery Items.

5.2 Pre-Existing Material. If Producer or the director shall select any Pre-Existing Material that cannot be licensed or otherwise acquired at a total cost not to exceed the Pre-Existing Material Budget, then Completion Guarantor may require Producer to use alternative Pre-Existing Material unless Producer or a person other than Completion Guarantor shall pay for any such excess costs. The licensing or other acquisition and cost of any Pre-Existing Material for use in the Film shall be at the sole discretion of Completion Guarantor if Completion Guarantor shall take over Production and Delivery.

5.3 Delivery Defined. “Delivery”, and any initially capitalized grammatical variation thereof, means tendering of and/or, if applicable, providing access through a laboratory access letter to, the Delivery Items by the applicable Delivery Date to each Distributor under the terms of the applicable Distributor Assignment and subject to the notice, inspection, cure, and arbitration procedures therein, if any. Notwithstanding anything herein contained to the contrary, (a) the Film will be conclusively deemed to have been Delivered to a Distributor if such Distributor shall, directly or indirectly, cause or authorize the exploitation or disposition of the Film by any means, in any media, and in any territory throughout the world (other than and excluding non-public festival/market screenings and/or private screenings to potential buyers) and (b) if pursuant to the terms of the Interparty Agreement or any Distributor Assignment the delivery of certain Delivery Items is subject to the Distributor’s prior payment of the cost to manufacture and/or ship such Delivery Items, then, except as may be provided in such Distributor Assignment, Completion Guarantor shall have no obligation to deliver any such Delivery Items sooner than the latter of either (i) the Delivery Date applicable to such Distributor as set forth herein or (ii) thirty (30) calendar days following the date full payment of the cost therefor has been paid into the Production Account or otherwise received by Completion Guarantor.

5.4 Delivery Date and Outside Delivery Date Defined. The “Delivery Date”, as it applies to Sales Agent and each other Current Distributor, means the applicable date indicated in this section below. The Delivery Date is subject to (a) one or more extensions of any duration with the written consent of Beneficiary; (b) one or more automatic extensions due to any delays, not to exceed one hundred eighty (180) calendar days in the aggregate, because of (i) Events of Force Majeure, (ii) Events of Essential Element Force Majeure; and/or (iii) any other exigencies that result in any stoppage, postponement, interruption, or relocation of Production and Delivery, as determined by Completion Guarantor at its sole discretion. The Delivery Date, as it may be extended by the terms hereof, is sometimes herein referred to as the “Outside Delivery Date”.

5.4.1 as it applies to Sales Agent, the Delivery Date is December 8, 2023; and

5.4.2 as it applies to each Current Distributor (other than Sales Agent), the Delivery Date is January 5, 2024.

5.5 Arbitration of Delivery Disputes. Any dispute regarding Delivery shall be resolved by Arbitration according to the terms of the Interparty Agreement or Distributor Assignment, as applicable.

ARTICLE 6 - COMPLETION GUARANTOR’S RIGHTS AND OBLIGATIONS

6.1 Conditions Precedent. Completion Guarantor’s liability and obligations hereunder are subject to the (a) full payment of the Guaranty Fee to UniFi or as otherwise directed by UniFi as agent for Completion Guarantor within ten (10) Business Days following the execution of this Agreement, and (b) full funding of the Minimum Remaining Funding Amount as herein provided. The Guaranty Fee is fully earned upon the execution hereof and is non-refundable.

6.2 Cooperation. Beneficiary shall cooperate with any reasonable request of Completion Guarantor that is not inconsistent with the terms of this Agreement, the Interparty Agreement, or the Distributor Assignments, as applicable, and which do not require expenditures by Beneficiary greater than its Funding Commitment. Subject to the foregoing provisions, Beneficiary agrees to use commercially reasonable efforts to cooperate with Completion Guarantor in pursuing any claims against any third person responsible for stopping, impairing, hindering, delaying, or increasing the costs of Production and Delivery.

6.3 Completion Sums. Completion Guarantor has the right to incur or advance Completion Sums at any time at its sole discretion. Completion Sums will be fully recoverable as provided in the Completion Agreement or by other agreement by and between Producer and Completion Guarantor, subject, if applicable, to the terms of the Interparty Agreement. The termination of or release of Completion Guarantor’s obligations hereunder shall not affect Completion Guarantor’s right to recover all Completion Sums. Beneficiary agrees that, as between Beneficiary and Completion Guarantor, Completion Guarantor is solely entitled to any Excess Incentives until Completion Guarantor’s full recoupment of all Completion Sums after payment of Incentives to Beneficiary until the Repayment Date applicable to Beneficiary. If Beneficiary shall collect any Excess Incentives after the Repayment Date applicable to Beneficiary, then

Beneficiary will promptly pay such Excess Incentives to Completion Guarantor until Completion Guarantor's full recoupment of all Completion Sums.

6.4 Abandonment. If the Film is Abandoned, then Beneficiary shall automatically be discharged from the funding of the Minimum Remaining Funding Amount then-remaining if any, and subject to the terms, conditions, exclusions, and limitations hereof, Completion Guarantor shall pay to Beneficiary an amount equal to the sum of the (a) Obligations then outstanding exclusive of the amount of any Presale Deposits included therein that is refunded to any Distributors by Completion Guarantor, (b) Charges then outstanding, (c) Interest then outstanding on each of the foregoing until the date of Completion Guarantor's payment of the foregoing amount in full, and (d) Arbitration Costs or Attorneys' Fees and Costs, as the case may be, which Completion Guarantor owes to Beneficiary if any.

6.5 Failure to Deliver to Distributors.

6.5.1 Except if the Film is Abandoned, if there is a failure to Deliver to Sales Agent (either as acknowledged in writing by Completion Guarantor or as determined according to an Arbitration), then, subject to the terms, conditions, exclusions, and limitations hereof, Completion Guarantor shall pay Beneficiary an amount equal to the difference between the (a) sum of the (i) Obligations of Beneficiary then outstanding, (ii) Charges of Beneficiary then outstanding, (iii) Interest of Beneficiary then outstanding on each of the foregoing until the date of Completion Guarantor's payment of the foregoing amount in full, and (iv) Arbitration Costs or Attorneys' Fees and Costs, as the case may be, which Completion Guarantor owes to Beneficiary, if any; and (b) sum of the amount of each Minimum Guarantee, if any, remaining payable by a Distributor (other than Sales Agent) according to the terms of any Distributor Assignment.

6.5.2 Except if the Film is Abandoned, if there is a failure to Deliver to any Distributor (other than Sales Agent), either as acknowledged in writing by Completion Guarantor or as determined according to an Arbitration, then, subject to the terms, conditions, exclusions, and limitations hereof, Completion Guarantor shall pay Beneficiary an amount equal to the sum of the (a) Minimum Guarantee, if any, payable by a Distributor (other than Sales Agent) according to the terms of the Distributor Assignment exclusive of the Presale Deposits, if any, included therein that are refunded to such Distributor by Completion Guarantor, (b) applicable Interest on the foregoing from the applicable Delivery Date until the date of Completion Guarantor's payment of the foregoing amount in full, and (c) Arbitration Costs or Attorneys' Fees and Costs, as the case may be, which Completion Guarantor owes to Beneficiary if any.

6.6 Payments. The sums owing by Completion Guarantor to Beneficiary under this Agreement if any shall be paid in U.S. Dollars unless Completion Guarantor and Beneficiary shall agree otherwise in writing.

6.7 Obligations to Distributors. Completion Guarantor has no obligation to refund any Presale Deposits to Distributors except as otherwise expressly provided in a Distributor Assignment.

6.8 Maximum Liability. Completion Guarantor's maximum liability to make payment to Beneficiary under this Agreement shall not exceed the sum of the Strike Price plus the Charges, the Interest, and either the Arbitration Costs or the Attorneys' Fees and Costs if any, as the case may be; provided, however, Completion Guarantor's obligations hereunder shall terminate and Completion Guarantor will be relieved and absolved of any further obligations hereunder upon the earliest to occur of (a) the earliest date by which the Film has (or is deemed to have) been Delivered (to all Distributors including Sales Agent), (b) Completion Guarantor's discharge of all of Completion Guarantor's obligations under this Agreement, (c) Beneficiary's written agreement, (d) the Repayment Date applicable to Beneficiary, and (e) the termination of this Agreement by Completion Guarantor according to the terms hereof. Completion Guarantor's liability to Beneficiary hereunder shall be unaffected by Completion Guarantor's election to advance Completion Sums.

6.9 Assignment of Rights.

6.9.1 Upon the payment in full of all amounts owed to Beneficiary under Section 6.4, all of Beneficiary's Rights, including Beneficiary's rights if any in and to each Distributor Agreement (and any related Distributor Assignment), shall automatically be assigned to Completion Guarantor.

6.9.2 Upon the payment in full of all amounts owed to Beneficiary under Section 6.5.1, Beneficiary's Rights, excluding Beneficiary's rights if any in and to each Distributor Agreement (and any related Distributor Assignment), shall automatically be assigned to Completion Guarantor.

6.9.3 Upon the payment in full of all amounts owed to Beneficiary under Section 6.5.2, Beneficiary's Rights if any in and to each Distributor Agreement (and any related Distributor Assignment) for which there was a failure to Deliver shall automatically be assigned to Completion Guarantor.

6.9.4 Subject to Beneficiary's receipt of full payment of all amounts owed to Beneficiary under Sections 6.4 or 6.5, as applicable, Beneficiary shall, promptly following Completion Guarantor's or UniFi's request therefor and at Completion Guarantor's expense, execute and deliver all necessary assignments or instruments, not inconsistent with this Agreement or the Interparty Agreement (or any Distributor Assignment, as the case may be), as Completion Guarantor or UniFi may reasonably require substantiating the assignment of Beneficiary's Rights to Completion Guarantor according to this Agreement.

ARTICLE 7 - EXCLUSIONS

7.1 Excluded Risks. Except to the extent of any sums itemized in the Budget therefor and not otherwise excluded from coverage hereunder, Completion Guarantor assumes no obligation, makes no guaranty, and shall have no liability under this Agreement for any stoppage, cancellation, abandonment, postponement, interruption, curtailment, suspension, or relocation of, any interference with, any material impairment, hindrance, or delay to, any increase to the cost of, or any other loss, damage, cost, or expense incurred or sustained in connection with, Production and Delivery that directly or indirectly arises out of, is contributed to by, or results from any of the following events, matters, or circumstances ("Excluded Risks") regardless of any other event, matter, or circumstance that in any way contributes concurrently or in any sequence to the loss, damage, cost, or expense:

7.1.1 War and Military Action. Any war, including undeclared or civil war; any warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or an insurrection, rebellion, revolution, usurped power, or action taken by a governmental authority in hindering or defending against any of these. Concerning any action that comes within the terms of this exclusion and involves nuclear reaction or radiation, or radioactive contamination, this War and Military Action exclusion is in addition to and does not supersede the Nuclear Hazard Exclusion.

7.1.2 Acts of Terrorism. Any act of Terrorism, including any action in hindering or defending against any actual or expected act of Terrorism, wherever occurring throughout the world. Concerning any such activity that also comes within the War and Military Action Exclusion, that exclusion is in addition to and does not supersede this exclusion, and this exclusion is in addition to and does not supersede the Chemical and Biological Weapons Exclusion or the Nuclear Hazard Exclusion.

7.1.3 Chemical and Biological Weapons. Any use of chemical, biological or biochemical substances or electromagnetic waves as weapons against the general public.

7.1.4 Nuclear Hazard. Any nuclear reaction or radiation, or radioactive contamination.

7.1.5 Communicable Diseases.

(a) Any Communicable Disease that leads to (i) any isolation, quarantine, or restriction in the movement of people or animals, (ii) a travel advisory or warning being imposed or issued by any state, provincial, national, bilateral, multilateral, or international body or agency, or (iii) closure of locations, facilities, or transport routes; (b) any Communicable Disease for which there is no coverage by the motion picture package insurance policy for the Film or if any coverage therefor is being provided thereunder, then to the extent to which such coverage is in any way conditioned, limited, or excluded; and (c) the fear or threat (whether actual or perceived) of any Communicable Disease.

(b) For the purposes hereof, any loss, damage, cost, or expense, directly or indirectly caused by, resulting from, or in connection with any action taken in controlling, preventing, suppressing, or in any way relating to this Communicable Disease Exclusion including any cost to clean-up, detoxify, remove, monitor or test in connection therewith is included within this Communicable Disease Exclusion.

7.1.6 Political Authority. Any order of a government or sovereign power (de jure or de facto), a national, bilateral, or multilateral public health organization, or a public, municipal or local authority that results in (a) any seizure, confiscation, nationalization, commandeering, requisition, expropriation, destruction, loss of use or possession, of or property damage; (b) any inability to obtain or maintain or any revocation, cancellation, invalidation or withdrawal of any visa, permit, permission or license; and (c) any interruption, postponement, alteration, or relocation of Production and Delivery unless such action is caused or taken as a result of any action or inaction of Producer or any other person within the scope of their services in respect of the Film.

7.1.7 Cyber Risk. Any expense, loss, damage, or liability directly or indirectly arising out of, contributed to by, or resulting from (a) any Cyber Act or Cyber Incident or the fear or threat (whether actual or perceived) of any Cyber Act or Cyber Incident; or (b) any action taken in controlling, preventing, suppressing or remediating any Cyber Act or Cyber Incident or the fear or threat (whether actual or perceived) of any Cyber Act or Cyber Incident.

7.1.8 E&O Risk. Any expense, loss, damage, or liability directly or indirectly arising out of, contributed to by, or resulting from (a) any E&O Incident or the fear or threat (whether actual or perceived) of any E&O Incident, or (b) any action taken in controlling, preventing, suppressing, defending against, or in any way relating to E&O Incident or the fear or threat (whether actual or perceived) of any E&O Incident.

7.1.9 Chain of Title Defects. Producer not having obtained clear title to or a license to use any story, script, screenplay, music, or other "chain-of-title" rights in connection with the Film, including copyrights and titles, or the Film infringing the rights of others or claims being made that the production, distribution or exploitation of the Film infringes the rights of others.

7.1.10 Labor Disturbance. Any strike, lockout, boycott, forced or attempted or threatened unionization or other labor disturbance stopping, hindering, impairing, delaying, preventing or otherwise affecting Production and Delivery, including, without limitation, any failure to recognize the authority or jurisdiction of any Guild or any withdrawal of cast or crew in accordance with demands or work stoppages, due to the actions of any Guild; any failure by any person to timely execute and deliver to any Guild any security, subordination or other agreement, in form and substance satisfactory to such Guild, and to satisfy all other undertakings required by such Guild as a condition to its members being permitted to render services in connection with the Film; or, any additional payments, including fringes, surcharges or penalties levied by any Guild as a result of any violation of, or as necessary to be in full compliance with, the applicable governing rules or regulations of such Guild as determined by Completion Guarantor in its good faith business judgment.

7.1.11 Currency Loss. Any adverse movement of currency exchange rates on any amount of any Production Advance or production expenditures by Producer (or in the event Completion Guarantor shall take over Production and Delivery, by Completion Guarantor).

7.1.12 Non-Bonded Items. Providing, supplying, or delivering any item that is not denoted as a Delivery Item in the Delivery Schedules, the Interparty Agreement, or any Distributor Assignment or by any means or to any place other than as set forth therein.

7.1.13 Advertising and Distribution. Other than the costs of Production and Delivery, any costs associated with (a) advertising, marketing, promoting, or publicizing the Film, including costs for test screenings and previews (except to the extent provision is made therefor in the Budget and the Schedule and is not subject to any other exclusion or limitation hereunder), and (b) the sale, distribution, exploitation or other disposition of the Film by any means, in any media, throughout the world, including costs for the creation and shipping of film copies, foreign language versions or any other versions of the Film other than the original version in the language specified in the Screenplay, censoring costs or any other costs for editing work required or desired by Producer, any Distributor or any other person.

7.1.14 Changes. Other than the costs incurred in connection with Production and Delivery, any costs associated with (a) cutting, re-cutting, editing, re-editing, re-recording, scoring, re-scoring, dubbing, subtitling, or making any other changes in, or additions to the Film or Delivery Items (other than any such changes undertaken by Producer during the ordinary course of Production and Delivery adhering to the Budget and the Schedule), and (b) creating new versions of the Film or Delivery Items (e.g., TV or video versions, if applicable), new recordings or any other changes or adaptations of the Film or the Delivery Items (except to the extent provision is made therefor in the Budget and any Delivery Schedule and is not subject to any other exclusion or limitation hereunder), which are required or desired by Producer, any Distributor or any other person unless any such cost shall have been incurred by, at the direction of, or with the written approval of Completion Guarantor.

7.1.15 Deferments. Any deferment or other contingent payment that is payable to any person in connection with Production and Delivery or the exploitation or other disposition of the Film except to the extent provision is made therefor in the Budget and is not subject to any other exclusion or limitation hereunder.

7.1.16 Residuals. Any residuals, re-use fees, royalties, and similar payments becoming due (including any sums held in reserve to cover obligations) to writers, cast or crew members, and rights holders in connection with the exploitation or other disposition of the Film by any means, in any media, and any territory throughout the world.

7.1.17 Enhancements. Any costs associated with any Enhancement, including any costs related to the recording or expanding of scenes, visual effects, or other elements in the Film that are not reflected in the Screenplay, Budget, and Schedule, unless Completion Guarantor consents in writing that such Enhancement will be covered by this Agreement and has received payment in full of the additional guaranty fee required by Completion Guarantor therefor if any.

7.1.18 Professional Fees. Any fees and expenses for accounting, auditing, bookkeeping, legal, tax, or other professional advisory or preparatory services related to Production and Delivery or the exploitation or other disposition of the Film,

including any costs to bring or defend any litigation relating to the Film, except to the extent such fees and expenses are included in the Budget and not subject to any other exclusion or limitation hereunder. This exclusion shall not prejudice any obligation of Completion Guarantor hereunder to pay any Arbitration Costs or Attorneys' Fees and Costs, as the case may be.

7.1.19 Artistic Quality. The artistic quality or artistic interpretation of the Film except as necessary to fulfill Production and Delivery.

7.1.20 Certifications. Any failure to issue any age approval ratings, licenses and classifications, certificates of origin, or similar certifications or documentation for the Film in the country in which it is being produced or elsewhere except as required for Production and Delivery.

7.1.21 Rating and Censorship. Any failure of the Film to conform to the requirements, guidelines, and standards of the Motion Picture Association of America ("MPAA") or any other rating or censorship board or organization; except, that Completion Guarantor shall ensure (a) the Film will be capable of qualifying for a rating not more restrictive than each rating, if any, required for Production and Delivery, and (b) the payment of the certification fees in connection therewith to the extent provision is made therefor in the Budget and is not subject to any other exclusion or limitation hereunder.

7.1.22 Incentives. Any failure of the Film to satisfy the criteria needed for the qualification of Incentives or needed to qualify for any reduced proceeds if such criteria are not fully satisfied or, having fully satisfied said criteria, any failure to timely or properly receive payment thereof.

7.1.23 Credit. Any failure of the director or any other cast member or crew member rendering services in connection with the Film to receive credit in the main or end titles of the Film, in advertising of the Film, or otherwise.

7.1.24 35mm Delivery Items. Any failure to deliver any 35mm Delivery Items including any Delivery Items that must be created from any 35mm element (whether or not such 35mm element is itself a Delivery Item) (a) unless at the relevant time, there is a laboratory in the United States capable, in Completion Guarantor's opinion, of creating commercially acceptable 35mm Delivery Items; or (b) if at the relevant time, there is no laboratory in the United States capable, in Completion Guarantor's opinion, of creating commercially acceptable 35mm Delivery Items but there is such a laboratory outside the United States, then the Budget specifically includes a sufficient provision (or a sufficient additional provision acceptable to Completion Guarantor is made by Producer or any person other than Completion Guarantor) to cover the costs of creating the 35mm Delivery Items at such laboratory and delivering them to each applicable Distributor.

7.1.25 Failure to Distribute. Any failure of Producer or any other person to satisfy a theatrical release, minimum screen, minimum prints or advertising expense commitment, or any other requirement (other than completing Production and Delivery) relating to the theatrical release of the Film or any other exploitation or other disposition of the Film by any means, in any media, and any territory throughout the world.

7.1.26 Producer Conduct. Any (a) insolvency and/or financial default of Producer, and (b) claims made against Producer based upon any breach of contract, or any tortious or criminal conduct, by Producer or its employees, directors, officers, or agents without prejudice to Completion Guarantor's obligation to satisfy Production and Delivery under the terms hereof.

7.1.27 Beneficiary Conduct. Any (a) insolvency and/or financial default of any Beneficiary, and (b) dishonest, fraudulent, or criminal act of any Beneficiary or its employees, directors, officers, or agents that materially impairs, hinders, delays, or increases the costs of Production and Delivery.

7.2 Consequences of the Occurrence of Excluded Risks.

7.2.1 Extension of the Delivery Dates. If the occurrence of any Excluded Risk directly or indirectly causes Delivery to be stopped, shut down, interrupted, or delayed then the Delivery Dates shall be automatically extended by the aggregate duration of each such delay.

7.2.2 Right of Termination. Notwithstanding anything to the contrary contained herein or in any other Completion Documents, Completion Guarantor shall have the right to terminate this Agreement, without obligation or liability hereunder, by notice in writing to Beneficiary if the occurrence of one or more of the Excluded Risks directly or indirectly causes Production or Delivery to be stopped, shut down, interrupted, or delayed for three hundred sixty (360) days or more in the aggregate.

ARTICLE 8 - INSURANCE AND LOSS RECOVERY

8.1 Insurance Recoveries. Completion Guarantor acknowledges its approval of the adequacy of the insurance that has been obtained for Production and Delivery. Insurance recoveries concerning the Film shall be paid according to the terms of the Interparty Agreement. If the Film is Abandoned, any payments due from Completion Guarantor to Beneficiary hereunder shall be reduced by the sum of any insurance recoveries Beneficiary directly or indirectly receives under the motion picture production insurance policy concerning the Film or otherwise in connection with Production and Delivery.

8.2 Uninsured or Underinsured Losses. Completion Guarantor shall be automatically subrogated to the rights and interests of each Beneficiary to the extent Completion Guarantor shall pay any uninsured or underinsured loss caused by any third person.

ARTICLE 9 - LIENS AND SECURITY, SUBORDINATION

9.1 Liens and Security. Completion Guarantor acknowledges and agrees that Producer may grant to Beneficiary liens and security in the Film, and other items of related collateral, to secure the payment of all monies payable, and the performance of all of Producer’s obligations, to Beneficiary according to one or more Funding Documents. Beneficiary acknowledges and agrees that Producer may grant to Completion Guarantor liens and security in the Film, and other items of related collateral, to secure the payment of all monies payable, and the performance of all of Producer’s obligations, to Completion Guarantor according to one or more Completion Documents. Completion Guarantor shall have the right to file, record, and register any Security Document with any governmental agency and in any state, province, or jurisdiction where Completion Guarantor believes any such Security Document should be filed to perfect the Completion Guarantor’s liens and security in the Film and other items of related collateral, including the right to register a Copyright Mortgage and Assignment with the U.S. Copyright Office.

9.2 Subordination. Completion Guarantor’s liens or security in the Film and other items of related collateral shall be subordinate to any liens and security therein that have been granted by Producer to Beneficiary to secure the Obligations.

9.3 Rights Against Producer. Except as provided in Section 10.12, nothing contained in this Agreement or any of the other Completion Documents shall in any way adversely affect any rights and remedies at law or in equity that Completion Guarantor may have against Producer or any other party to the Completion Agreement.

ARTICLE 10 - GENERAL PROVISIONS

10.1 Notices. To be effective under the terms hereof, any consent, waiver, approval, claim, notice, request, demand or other communication provided for hereunder to be given shall be (a) in writing, (b) delivered by hand to the party’s address specified herein, and (c) delivered either by hand, by nationally recognized overnight courier (e.g., DHL, FedEx, UPS or equivalent), by facsimile or by electronic transmission in either a Tagged Image Format File (“TIFF”) or Portable Document Format (“PDF”) (or, for approval or consent, by email without the requirement of a TIFF or PDF attachment). Any writing so sent and delivered shall be addressed to each Party, as the case may be, at their respective addresses and shall be deemed to have been received by the Party to which sent (i) on the day of delivery if delivered during the sender’s regular working hours on a Business Day by hand, TIFF or PDF electronic transmission (when shown sent by sender’s email system, and provided that no subsequent delivery failure notification is issued by the sender’s email server) or nationally recognized overnight courier; (ii) on the next Business Day if such writing is not sent during the sender’s regular working hours on a Business Day; or (iii) on such later date if the recipient gives verifiable proof of receipt on such later date. The address for notices to each Party (until a notice of a change thereof is served as provided herein) shall be, as follows:

<p>To Beneficiary:</p> <p>Mediacap Finance LLC 900 Wilshire Blvd. Los Angeles, CA 90015 Attention: Laurence Boikins Email: lboikins@mediacapfinance.com</p>	
<p>To Completion Guarantor:</p> <p>Atlantic Specialty Insurance Company c/o UniFi Completion Guaranty Insurance Solutions, Inc. d/b/a UniFi Completion Guarantors 22287 Mulholland Highway #367 Calabasas, CA 91302-5190 USA Attention: Steven Leib Email: steven@unifibonds.com</p>	<p>With a copy to:</p> <p>Atlantic Specialty Insurance Company c/o Intact Insurance Entertainment 505 N Brand Blvd., Suite 1250 Glendale, CA 91203 USA Attention: Joe Fitzgerald, President US Email: jfitzgerald@intactinsurance.com</p>

10.2 Construction. This Agreement shall be deemed drafted equally by the Parties. Its language shall be construed as a whole and according to its fair meaning. Any presumption or principle that the language is to be construed against any Party shall not apply. The headings in this Agreement are only for convenience and are not intended to affect construction or interpretation. The terms and conditions of each schedule, exhibit, rider, and endorsement attached hereto are by reference incorporated in this Agreement. Any references to paragraphs or subparagraphs, sections or subsections, clauses or subclauses, schedules, exhibits, riders, and endorsements are to those parts of this Agreement unless the context indicates to the contrary. Also, unless the context indicates to the contrary: (a) the plural includes the singular and the singular includes the plural, (b) or is used both conjunctively and disjunctively, (c) any, all, each, or every means any and all, and each and every, (d) includes and including are each without limitation, (e) herein, hereof, hereunder and other similar compounds of the word here refers to this Agreement in its entirety and not to any particular paragraph, subparagraph, section or subsection, clause or subclause, (f) references to this Agreement or any other agreement, document or instrument shall refer to such agreement, document or instrument and any permitted amendment, modification, supplement, extension, renewal, replacement and restatement thereof, and (g) all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural as the identity of the entities or persons referred to may require.

10.3 Successors and Assigns. This Agreement will be binding upon and will inure to the benefit of the respective successors and assigns of each Party, provided that no Party shall assign its rights or obligations to any third person without the written consent of each other Party, which consent shall not be unreasonably withheld except as expressly permitted hereunder. No such consent shall be necessary for an assignment arising from (a) a corporate reorganization, (b) a merger, or (c) the acquisition of substantially all of the assigning Party's stock or assets.

10.4 Severability. In case any provision of this Agreement shall be invalid, illegal, or unenforceable in any jurisdiction then, as to such jurisdiction only, such provision shall to the extent of such prohibition or unenforceability be deemed severed from the remainder of this Agreement, and the validity, legality, and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

10.5 Cumulative Rights and Remedies. Each and all of the several rights and remedies provided for in this Agreement or at law or in equity shall be cumulative and no one of them shall be exclusive of any other right or remedy. The exercise of any one or more of such rights or remedies shall not be deemed to be a waiver of or an election not to exercise any other such right or remedy.

10.6 GOVERNING LAW. THIS AGREEMENT SHALL IN ALL RESPECTS BE CONSTRUED UNDER AND GOVERNED BY THE LAWS OF THE STATE OF NEW YORK AND THE APPLICABLE FEDERAL LAWS OF THE UNITED STATES OF AMERICA, WITHOUT REGARD TO THE CONFLICT OR CHOICE OF LAW RULES OF SUCH STATE, AND THE FEDERAL LAWS OF THE UNITED STATES, AS APPLICABLE.

10.7 Arbitration.

10.7.1 Any Delivery dispute arising under the Interparty Agreement or any Distributor Assignment shall be resolved according to the terms of such agreement.

10.7.2 Except for any Delivery dispute arising under the Interparty Agreement or any Distributor Assignment, any controversy, dispute, or claim arising out of, in connection with, or relating to the interpretation, performance, or breach of this Agreement shall be resolved, at the request of either party, by a prompt, confidential and binding arbitration conducted under the auspices of the Independent Film & Television Alliance in effect as of the date the request for arbitration is filed and its rules (the "Rules"). The parties shall mutually select one (1) arbitrator ("IFTA Arbitrator") with experience and expertise in the entertainment industry. If the parties cannot agree upon an IFTA Arbitrator after a reasonable period, one shall be appointed according to the Rules. The IFTA Arbitrator shall have the power to grant equitable relief in the appropriate circumstances. The arbitration shall be held in either a Beverly Hills or Los Angeles, California location. In any arbitration conducted hereunder, the parties shall be entitled to conduct appropriate discovery concerning the subject matter of the arbitration and the IFTA Arbitrator shall have the authority to enter appropriate discovery orders and to impose appropriate sanctions against any party not complying with a discovery order. The decision of an IFTA Arbitrator acting under this Agreement shall be final and binding on all parties.

10.7.3 The right of Beneficiary to make any legal demand or claim or bring any action, suit or proceeding against Completion Guarantor arising from, based on or in connection with this Agreement or the other Completion Documents shall be forever waived and barred unless not later than two (2) years from the date of this Agreement (a) Completion Guarantor receives notice of such legal demand or claim, and (b) Beneficiary commences an Arbitration against Completion Guarantor under the terms hereof.

10.8 Submission to Jurisdiction; Service of Process. Except for disputes subject to arbitration under the terms hereof, each Party hereby submits generally, unconditionally, irrevocably, and exclusively to the jurisdiction of the courts of the State of New York in New York County and the jurisdiction of the federal courts of the United States District Court for the Southern District of New York. Each Party agrees that service of all writs, processes, statements, correspondence, and summonses in any suit, action, or proceeding in

the above-named courts may be made upon such Party by the mailing thereof by registered or certified mail, postage prepaid to such Party at such Party's address for notices as provided for in this Agreement. Nothing in this Section shall be deemed to in any way limit the ability of any Party to serve any such writs, processes, statements, correspondence, or summonses in any other manner permitted by applicable law or to obtain jurisdiction over any Party in such other jurisdictions, and in such manner, as may be permitted by applicable law. Each Party irrevocably waives any objection which it may now or in the future have based on a lack of personal jurisdiction over such Party or which it may have to the laying of the venue of any such suit, action, or proceeding brought in the above-named courts and further irrevocably waives any claim that it is not subject to the jurisdiction of the above-named courts, that any of its respective property is exempt or immune from attachment or execution, that any such suit, action, or proceeding brought in any such court has been brought in an improper venue or an inconvenient forum, that the venue of any such action, suit, or proceeding is improper or that this Agreement or the subject matter hereof may not be enforced in or by any of the above-named courts. Each Party hereby expressly waives the application of the procedures for service of process according to The Hague Convention for Service Abroad of Judicial and Extrajudicial Documents in Civil or Commercial Matters.

10.9 WAIVER OF JURY TRIAL. TO THE EXTENT NOT PROHIBITED BY APPLICABLE LAW WHICH CAN NOT BE WAIVED, EACH PARTY HEREBY WAIVES ANY RIGHT TO TRIAL BY JURY IN RESPECT OF ANY ACTION, SUIT, OR OTHER PROCEEDING ARISING OUT OF OR BASED UPON THIS AGREEMENT. EACH PARTY HEREBY FURTHER WAIVES ANY RIGHTS OF SETOFF, AND THE RIGHT TO IMPOSE COUNTERCLAIMS (OTHER THAN THOSE RIGHTS OF SETOFF AND COUNTERCLAIMS ARISING SOLELY AND DIRECTLY FROM THE FILM OR THIS AGREEMENT) IN ANY ARBITRATION OR LITIGATION IN ANY COURT CONCERNING, IN CONNECTION WITH, OR ARISING OUT OF THE OTHER COMPLETION DOCUMENTS, OR ANY OTHER CLAIM OR DISPUTE HOWSOEVER ARISING, BETWEEN BENEFICIARY AND COMPLETION GUARANTOR. THIS WAIVER IS IRREVOCABLE, MEANING THAT IT MAY NOT BE MODIFIED EITHER ORALLY OR IN WRITING AND, THIS WAIVER SHALL APPLY TO ANY AMENDMENTS AND MODIFICATIONS TO THIS AGREEMENT. The scope of this waiver is intended to be all-encompassing of any disputes that may be filed in any court and that relate to the subject matter of this Agreement, including, without limitation, contract claims, tort claims, breach of duty claims, and all other common law and statutory claims. Each Party hereby acknowledges this waiver is a material inducement to enter into a business relationship on which each Party has already relied in entering into this Agreement and will continue to rely in their related future dealings in connection with this Agreement. Each Party hereby further warrants and represents that it knowingly and voluntarily waives its jury trial rights following consultation with legal counsel.

10.10 Amendments. No modification, rescission, waiver, release, termination, or amendment of any provision of this Agreement shall be effective as to Completion Guarantor or Beneficiary, except by a written agreement signed by an authorized signatory of Completion Guarantor and Beneficiary.

10.11 Conflict; Controlling Agreement. If there is any inconsistency between the terms and conditions of the Interparty Agreement or any Distributor Assignment on the one hand and the Completion Documents on the other hand, then, as between each Party, the terms and conditions of the Interparty Agreement or such Distributor Assignment, as the case may be, shall control except for the terms of Article 7 herein that shall take precedence over any inconsistent or conflicting terms and conditions therein.

10.12 Breach of Completion Agreement. Any action, inaction, breach, misfeasance, or malfeasance under the Completion Agreement by Producer or any other party thereto shall not excuse any performance by Completion Guarantor or constitute a defense available to Completion Guarantor concerning Completion Guarantor's obligations hereunder to Beneficiary except if such action, inaction, breach, misfeasance or malfeasance by the breaching party thereunder is made according to Beneficiary's instruction or direction or with Beneficiary's written approval or consent in violation of or inconsistent with the terms hereof, which leads to any stoppage, impairment, hindrance or delay of, or increases the cost of or otherwise adversely affects Production and Delivery. Beneficiary shall have no obligation or liability hereunder concerning any such action or inaction by Producer or any other party to the Completion Agreement unless such action or inaction is taken at the Beneficiary's instruction or direction or with its written approval or consent. Beneficiary shall not be bound by any of the terms or conditions of the Completion Agreement unless Beneficiary is or becomes a party thereto.

10.13 Beneficiary Indemnification Rights. This Agreement shall not derogate from the rights of Beneficiary to indemnification, if any, from Producer or any other person under the terms of any of the Funding Documents or otherwise.

10.14 Additional Security. This Agreement is in addition to any other security Beneficiary may now or hereafter hold to secure the obligations owed to Beneficiary in connection with Film under the applicable Funding Documents or otherwise, and so long as Beneficiary does not impair, hinder or delay Production and Delivery, Beneficiary may, but shall not be obligated to, enforce its rights hereunder without first having recourse to any other security and without first taking any steps or proceedings against Producer or any other person.

10.15 Costs and Fees. If any action, suit, or other proceeding is brought by any Party for the enforcement of this Agreement, to declare rights or obligations hereunder, or as a result of an alleged breach, default, or misrepresentation by any Party, the prevailing Party

shall be entitled to recover its Attorneys' Fees and Costs. Excepting the express obligations of each Party hereunder, such Party shall not be liable for consequential, incidental, indirect, punitive, or special damages, loss of profits, data, business, or goodwill, however arising.

10.16 Authority to Act. Each Party warrants it is not required to obtain any authorizations, approvals, or consents from any government bodies or regulatory authorities for the execution and delivery of this Agreement and its performance hereunder, its execution, delivery, and performance of all of the terms and provisions under this Agreement has been duly authorized by proper corporate or other action under the laws of the state of its incorporation, formation or organization, and no consent of any third person to its execution, delivery, and performance under this Agreement is otherwise required.

10.17 Reservation of Rights. Beneficiary's agreements under this Agreement are for the benefit of Completion Guarantor only and do not limit Beneficiary's rights and remedies as against Producer or any other person. Accordingly, Beneficiary reserves all rights and remedies, at law or in equity, against Producer and any other person that does not materially adversely affect the rights or the obligations of Completion Guarantor under this Agreement. Subject to the foregoing limitation, this Agreement shall not interfere with, abrogate, or otherwise diminish any of the rights and remedies of Beneficiary.

10.18 No Third-Party Beneficiary. No Party intends that any rights, obligations, or restrictions contained herein shall inure to the benefit of any third person.

10.19 No Financial Guaranty. This Agreement is not intended to and does not provide a financial guaranty to Beneficiary in the event any person fails to pay any amounts or satisfy any obligations in connection with the Film.

10.20 Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed to be an original and all of which taken together shall constitute the same instrument, respectively. The delivery of an executed counterpart of this Agreement by facsimile or transmitted electronically in TIFF or PDF format shall be equally effective as delivery of a manually executed counterpart of this Agreement. Each Party delivering an executed counterpart by facsimile or transmitted electronically in TIFF or PDF format shall also endeavor to deliver a manually executed counterpart of this Agreement, but failure to do so shall not affect the validity, enforceability, or binding effect of this Agreement.

10.21 Final Agreement. Each Party intends for this Agreement to be the final, complete, and exclusive expression of the agreement between them, and to supersede any prior oral or written agreements, concerning the subject matter hereof.

[Remainder of page left intentionally blank/Signatures on the following page]

IN WITNESS WHEREOF, each of the Parties has executed this Agreement as of the date first above written.

<p>“BENEFICIARY” Mediacap Finance LLC</p> <p>By: <u>Laurence Boikins</u> Its: Authorized Signatory</p>	<p>“COMPLETION GUARANTOR” UniFi Completion Guaranty Insurance Solutions, Inc. d/b/a UniFi Completion Guarantors in the name of and on behalf of Atlantic Specialty Insurance Company</p> <p>By: <u>Steve Mangel</u> Its: Authorized Signatory</p>
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LIST OF SCHEDULES AND EXHIBITS

Schedule 1	Schedule of Definitions
Exhibit "A-1"	Budget (top sheet only)
Exhibit "A-2"	Cash Flow Schedule
Exhibit "A-3"	Key Cast and Crew List (including each Essential Element, if any)
Exhibit "A-4"	Production Account(s)
Exhibit "A-5"	Shooting Schedule (first and last page only)
Exhibit "A-6"	Post Calendar (first and last page only)
Exhibit "A-7"	Screenplay (cover and last page only)