

# SECURED LOAN AGREEMENT

*Royal Bank of Redmont • IgnatiusFiery • Ignatius Blazing Lions*

This Secured Loan Agreement (the “Agreement”) is entered into as of July 24, 2026 (the “Effective Date”) between the Royal Bank of Redmont (“RBR” or the “Lender”), acting through its Chief Financial Officer, Wayne\_Ker12, and IgnatiusFiery (“Borrower”). Borrower is the owner and controlling operator of the DCFL football team known as the Ignatius Blazing Lions (the “Team”).

|                                  |                                                                                                                      |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------|
| <b>Principal</b>                 | \$95,000.00                                                                                                          |
| <b>Interest</b>                  | 3.8% per biweekly term on the outstanding principal                                                                  |
| <b>Term</b>                      | 12 biweekly payment periods (24 weeks)                                                                               |
| <b>Regular payment</b>           | \$10,005.34                                                                                                          |
| <b>Final payment</b>             | \$10,005.34                                                                                                          |
| <b>Total scheduled repayment</b> | \$120,064.08                                                                                                         |
| <b>Collateral</b>                | All ownership, control, transferable rights, and economic interests in the Ignatius Blazing Lions DCFL football team |

## 1. Loan and Disbursement

RBR agrees to advance \$95,000.00 to Borrower after this Agreement is signed and any ownership or league records reasonably requested by RBR are supplied. The date on which the funds are transferred is the “Funding Date.” No interest accrues before the Funding Date.

## 2. Interest and Payment

Interest accrues at 3.8% for each fourteen-day payment period on the outstanding principal balance. Borrower shall make eleven payments of \$10,005.34 and a final adjusted payment of \$10,005.34. The first payment is due fourteen days after the Funding Date, and each later payment is due every fourteen days thereafter. Payments are applied first to accrued charges and interest, then to principal.

## 3. Prepayment

Borrower may prepay all or part of the loan at any time without a prepayment penalty. A partial prepayment reduces principal but does not postpone the next scheduled due date unless RBR agrees in writing. RBR will provide the payoff amount upon reasonable request.

## 4. Grant of Security Interest

As continuing security for every amount owed under this Agreement, Borrower grants RBR a first-priority security interest in the Team, including all ownership and franchise rights, league participation rights, control rights, transferable registrations, branding and name rights to the extent transferable, team treasury and receivables, sale proceeds, awards, and any replacement or successor interest associated with the Team (collectively, the “Collateral”). Borrower shall not sell, transfer, pledge, abandon, dissolve, or further encumber the Collateral without RBR’s prior written consent.

## 5. Borrower Representations

Borrower represents that Borrower owns and controls the Team, has authority to grant the security interest, and has disclosed any existing claim or restriction affecting the Team. Borrower shall keep the Team in good standing with the DCFL, pay required league charges when due, preserve required records, and promptly provide RBR with material notices concerning ownership, discipline, suspension, insolvency, or league eligibility.

## 6. Good-Faith Preservation Covenant

Borrower and Ignatius, as owner and controlling operator of the Team, shall act honestly, in good faith, and in a commercially and competitively reasonable manner to preserve the Team's value. Neither may take, permit, or fail to prevent an action that materially impairs the Collateral, whether the impairment is intentional, reckless, negligent, or unintended. Responsibility under this section depends on the effect and reasonable foreseeability of the conduct, not solely on whether Borrower intended to cause harm.

### Without limiting Section 6, prohibited impairment includes:

- 6.1 selling, gifting, transferring, or pledging any material Team right or asset without RBR's written consent;
- 6.2 withdrawing, abandoning, dissolving, intentionally rendering inactive, or allowing the Team to lose DCFL eligibility or good standing;
- 6.3 diverting Team funds, sale proceeds, sponsorship income, or other economic benefits away from the Team for the purpose or effect of defeating RBR's security;
- 6.4 releasing, trading, or disposing of material Team assets or personnel for no legitimate sporting, financial, or league-related reason and on terms materially below reasonable value;
- 6.5 concealing ownership changes, disciplinary proceedings, claims, liens, league notices, or other facts that materially affect the Collateral;
- 6.6 match fixing, collusion, fraud, deliberate rule violations, or other misconduct reasonably likely to cause suspension, expulsion, reputational damage, or loss of Team value; and
- 6.7 creating a successor team, transferring operations, or restructuring ownership primarily to place Team value or control beyond RBR's reach.

## 7. What Does Not Constitute Devaluation

Ordinary losses, standings changes, player performance, injuries, good-faith roster or coaching decisions, league-wide economic changes, and events beyond Borrower's reasonable control do not by themselves breach this Agreement. This protection does not apply where Borrower caused, materially contributed to, concealed, or unreasonably failed to mitigate the harm.

## 8. Collateral Impairment Determination and Cure

RBR may determine that a Collateral Impairment Event has occurred only on reasonable evidence, including DCFL records, transaction records, ownership records, written communications, comparable team transactions, and the effect on Team control, eligibility, revenue potential, or transfer value. RBR shall provide written notice describing the conduct and supporting basis. If the event is reasonably curable, Borrower has seventy-two hours after notice to reverse the conduct, restore the Collateral, or present a corrective plan acceptable to RBR. No cure period is required for fraud, concealment, an unauthorized completed transfer, abandonment, dissolution, or another event that cannot reasonably be reversed.

## 9. Collateral Impairment Penalty

For each distinct, uncured Collateral Impairment Event, RBR may add a penalty equal to 5% of the outstanding principal balance as of the event date. The penalty becomes part of the secured obligation but does not itself bear additional interest. A continuing course of conduct is one event unless Borrower repeats the conduct after notice or cure. The penalty is in addition to reasonable enforcement costs and does not prevent acceleration or enforcement of the Collateral after an Event of Default.

## 10. Payment Default and Other Events of Default

An "Event of Default" occurs if: (a) a payment remains unpaid for five days after its due date; (b) Borrower misses two consecutive scheduled payments, whether or not the first was temporarily cured; (c) Borrower makes a materially false representation; (d) Borrower violates the transfer or encumbrance restriction; (e) a Collateral Impairment Event is not timely cured; (f) the Team is abandoned, dissolved, expelled, or transferred without consent; or (g) Borrower repudiates this Agreement. A late payment may be charged a one-time late fee equal to 3% of the overdue scheduled payment.

## 11. Remedies

After an Event of Default, RBR may declare all outstanding principal, accrued interest, penalties, late fees, and reasonable enforcement costs immediately due. Subject to applicable DCFL and server rules, RBR may take control of, sell, assign, or otherwise realize upon the Collateral and apply the proceeds to the debt. Any surplus shall be returned to Borrower; any deficiency remains payable by Borrower. RBR may use one or more remedies, but shall not obtain a double recovery.

## 12. Notice

Notices must be sent in writing through an agreed Discord channel or direct message, in-game mail, or another written method customarily used by the parties. A notice is effective when delivered in a form that creates a reviewable record. Borrower must keep RBR informed of the account through which notices can be received.

## 13. General Terms

This Agreement is the complete agreement concerning this loan and may be amended only in a writing accepted by both parties. A delay in enforcement is not a waiver. If one provision is unenforceable under applicable server or league rules, the remainder continues to apply, and the affected provision shall be narrowed to the greatest enforceable extent. Headings are for convenience only. Electronic and in-game signatures are binding counterparts.

## Schedule A — Amortization Schedule

Due dates are measured from the Funding Date: Term 1 is due 14 days after funding, and each later term is due every 14 days. Minor differences reflect cent rounding.

| Term | Due                | Payment     | Interest   | Principal  | Balance     |
|------|--------------------|-------------|------------|------------|-------------|
| 1    | August 7, 2026     | \$10,005.34 | \$3,610.00 | \$6,395.34 | \$88,604.66 |
| 2    | August 21, 2026    | \$10,005.34 | \$3,366.98 | \$6,638.36 | \$81,966.30 |
| 3    | September 4, 2026  | \$10,005.34 | \$3,114.72 | \$6,890.62 | \$75,075.68 |
| 4    | September 18, 2026 | \$10,005.34 | \$2,852.88 | \$7,152.46 | \$67,923.22 |
| 5    | October 2, 2026    | \$10,005.34 | \$2,581.08 | \$7,424.26 | \$60,498.96 |
| 6    | October 16, 2026   | \$10,005.34 | \$2,298.96 | \$7,706.38 | \$52,792.58 |
| 7    | October 30, 2026   | \$10,005.34 | \$2,006.12 | \$7,999.22 | \$44,793.36 |
| 8    | November 13, 2026  | \$10,005.34 | \$1,702.15 | \$8,303.19 | \$36,490.17 |
| 9    | November 27, 2026  | \$10,005.34 | \$1,386.63 | \$8,618.71 | \$27,871.46 |
| 10   | December 11, 2026  | \$10,005.34 | \$1,059.12 | \$8,946.22 | \$18,925.24 |
| 11   | December 25, 2026  | \$10,005.34 | \$719.16   | \$9,286.18 | \$9,639.06  |
| 12   | January 8, 2027    | \$10,005.34 | \$366.28   | \$9,639.06 | \$0.00      |

**Principal: \$95,000.00 | Interest: \$25,064.08 | Total: \$120,064.08**

## Signatures

By signing below, each party confirms that it has read, understood, and accepted this Agreement, including the Collateral Impairment provisions and remedies.

| ROYAL BANK OF REDMONT                      | BORROWER                            |
|--------------------------------------------|-------------------------------------|
| <hr/> Wayne_Ker12, Chief Financial Officer | <hr/> IgnatiusFiery                 |
| Date: July 24, 2026                        | Date: July 24, 2026                 |
| Funding Date: July 24, 2026                | Team: Ignatius Blazing Lions (DCFL) |