

**THE BOARD OF DIRECTORS
OF
SOUTH TEXAS EDUCATIONAL TECHNOLOGIES, INC.**

BE IT RESOLVED BY THE BOARD OF DIRECTORS OF SOUTH TEXAS EDUCATIONAL TECHNOLOGIES, INC. (the "Borrower") , as follows:

1. The Borrower does hereby approve, adopt, authorize, direct, ratify and confirm:

(a) the issuance of a \$699,000 maximum principal amount Promissory Note, Series 2020-A, in the form and of the content as set forth in the Credit Agreement hereinafter referenced, for the purpose of reimbursing Borrower for the acquisition of real property located at 3000 South 77 Sunshine Strip, Harlingen, Texas; and

(b) the terms and provisions of, and the transactions to be undertaken pursuant to, the following documents:

(1) The Credit Agreement dated as of the date thereof (the "Agreement") between Regions Commercial Equipment Finance, LLC, as lender (the "Lender"), and the Borrower, including that certain Promissory Note, Series 2020-A.

(2) The Supplemental Master Trust Indenture No. 10 (the "Supplemental Indenture") dated as of the date thereof by the Borrower, Regions Bank (as Master Trustee) and Regions Bank (as holder of other Obligations) including that certain Master Indenture Obligation, Series 2020-A.

(3) The Deed of Trust, Assignment of Leases, Security Agreement and Fixture Filing dated the date thereof by the Borrower in favor of Regions Bank in its capacity as Master Trustee to be recorded in the public records of Cameron County, Texas (the "Mortgage").

(4) Any and all mortgages, security agreements, pledge agreements, assignments, notices, UCC financing statements, environmental indemnity agreements, and other documents, instruments or agreements, as the same may at any time be amended, supplemented or restated, which secure, evidence, or give notice of the security for (a) the obligations of the Borrower to the Lender under the Agreement and (b) the obligations of the Borrower to the Issuer with respect to the Agreement and to the Lender with respect to the Agreement, the Mortgage and the Guaranty and the security therefor.

2. The documents described in Section 1 of this resolution (herein collectively the "Financing Documents") are approved in substantially the form and of substantially the content as the Financing Documents presented to and considered by the Board of Directors, with such changes or additions thereto or deletions therefrom as the officer of the Borrower executing those of the Financing Documents to which the Borrower is a party signatory thereto (herein collectively the "Borrower Documents") shall approve, which approval shall be conclusively evidenced by the execution by such officer of the Borrower Documents as hereinafter provided.

3. The Financing Documents presented to, considered and adopted by the Board of Directors shall be filed in the permanent records of the Borrower.

4. Alim U. Ansari, in his capacity as Superintendent of the Borrower, is hereby authorized and directed to execute, acknowledge and deliver the Borrower Documents for and on behalf of and in the

name of the Borrower. Any other employee or officer of the Borrower is hereby authorized and directed to attest the same. Any prior execution of the Borrower Documents by any of the aforesaid individuals is hereby ratified and confirmed.

5. The Superintendent of the Borrower, is hereby authorized and directed to do and perform or cause to be done or performed in the name and on behalf of the Borrower such other acts and execute, deliver, file and record such other instruments, documents, certificates, notifications and related financing documents all as shall be required by law or necessary or desirable to carry out the provisions and purposes of this resolution and the Borrower Documents or to demonstrate the validity of said documents, to complete the financings and creation and perfection of the security interests herein authorized, and to demonstrate the absence of any pending or threatened litigation with respect thereto.

6. Any prior actions taken or documents executed by any officers of the Borrower in connection with the transactions herein authorized and approved are hereby ratified and confirmed.

Adopted this ____ day of January, 2020.

Board Secretary