

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Bank of Montreal
Heirs and Assigns forever. And we do hereby bind ourselves and our
Heirs, Executors and Administrators to warrant and forever defend all and singular the said
Premises unto the said Bank of Montreal

Heirs and Assigns, from and against us and our
Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the
same or any part thereof.