

thereof, including, without limiting the generality of the foregoing, all signs, furniture, seats, drapes, rugs, carpets, televisions, radios, elevators, air conditioning, heating, ventilating, electrical, plumbing and telephone systems, fixtures and equipment, electrical appliances, kitchen equipment, transformers, lights and lightpoles, screens and storm windows, refrigerators, ice making equipment, ranges and ovens, baths, athletic equipment, swimming pools, lawn, yard and parking lot maintenance equipment, tools, garbage disposals, building materials, scaffolding, records of account, cash registers and bookkeeping equipment, vacuums and cleaning equipment, dishwashers, whether now or hereafter acquired, except any such items which remain entirely the property of any tenants pursuant to leases of space in the premises, all of which, together with the land hereinbefore described are herein sometimes called the "premises".

TO HAVE AND TO HOLD, the premises unto and to the use of the Mortgagee, its successors and assigns forever.

As further security for payment of the indebtedness and performance of the obligations, covenants and agreements secured hereby, Mortgagor hereby transfers, sets over and assigns to Mortgagee:

a. All rents, profits, revenues, royalties, bonuses, rights and benefits under any and all oil, gas or mineral leases of the premises or any part thereof, now existing or hereafter made, with the right to receive and receipt therefor and apply the same to the indebtedness either before or after any default hereunder, and Mortgagee may demand, sue for and recover any such payments but shall not be required so to do.