

b. All other rents, issues, benefits and profits of the premises from time to time accruing, whether under leases or tenancies now existing or hereafter created, reserving to Mortgagor, however, so long as Mortgagor is not in default hereunder, the right to receive and retain such rents, issues, benefits and profits.

c. A security interest in and to all of the Mortgagor's rights, title and interest in and to all presently owned and hereafter acquired or arising general intangibles, name, good will, leases, permits and licenses, concession agreements and any other agreements affecting occupancy of the premises and/or used in connection with operation of the premises in accordance with the obligations, whether now or hereafter existing.

d. All judgments, awards of damages and settlements hereafter made as a result or in lieu of any taking of the premises or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the premises or the improvements thereon or any part thereof, including any award for change of grade of streets. Mortgagee may apply all such sums or any part thereof so received on the indebtedness secured hereby in such manner as it elects or, at its option, the entire amount or any part thereof so received may be released in accordance with paragraph 4 or 11 hereof, whichever is applicable.

Mortgagor does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the premises unto the Mortgagee, its successors and assigns, from and against Mortgagor, its successors and assigns, and all other persons whomsoever now or hereafter lawfully claiming the same or any