

(a) all right, title and interest of Mortgagor and to the land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Premises, and in and to the appurtenances thereto;

(b) all improvements now or hereafter located thereon and all the rights, hereditaments and appurtenances in anywise pertaining or belonging thereto; and together with all machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever owned by Mortgagor now or hereafter located in or on said improvements or upon the Property, or any part thereof, and used or usable in connection with any present or future occupancy of said improvements and now owned or hereafter acquired by Mortgagor (hereinafter called "Building Equipment") including, but without limiting the generality of the foregoing, all heating, lighting, laundry, incinerating and power equipment, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing, cleaning, fire prevention, fire extinguishing, refrigerating ventilating, and communications apparatus, air cooling and air conditioning apparatus, shades, carpets, awnings, screens, storm doors and windows, stoves, wall beds, refrigerators, attached cabinets, partitions, ducts and compressors, it being understood and agreed that all Building Equipment is part and parcel of the Property and appropriated to the use thereof and, whether affixed or annexed to the Property or not, shall for the purpose of this Mortgage be deemed conclusively to be real estate and secured hereby; and Mortgagor agrees to execute and deliver, and from time to time, such further instruments as may be requested by Mortgagee to confirm the priority of the lien of this Mortgage on any Building Equipment; and,

(c) all leases of the Property now and hereafter entered into and all right, title and interest of the Mortgagor thereunder, including, without limitation, cash or securities deposited thereunder to secure performance by the lessees of their obligations thereunder, whether such cash or securities are to be held until the expiration of such terms, including, further, the right upon the happening of any event of default, to receive and collect the rents thereunder.

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