

Corporation from time to time accruing (including, without limitation, all payments under leases and tenancies, proceeds of insurance, condemnation payments, and tenant deposits relating to the Facilities).

TO HAVE AND TO HOLD the Facilities, the Gross Receipts and other property described herein, together with all and singular the rights, members and appurtenances thereof, to the use and benefit of the Issuer, its successors and assigns, forever, to secure the payment of the amounts payable by the Corporation under the Note and the Agreement and any amendments or supplements thereto and all obligations of the Corporation under this Mortgage.

ARTICLE II  
DEFINITIONS

All terms defined in Article I of the Agreement and Article I of the Indenture shall have the same meaning in this Mortgage. In addition:

"Hospital" shall mean the psychiatric and alcohol and drug treatment hospital located on the Land.

"Superior Encumbrances" shall mean as of the time of determination:

(a) liens for taxes and special assessments which are not then delinquent;

(b) any mechanic's, laborer's, materialman's, supplier's or vendor's lien or right in respect thereof not yet filed as of public record, except any such lien arising from an improvement on the Land contracted for and commenced subsequent to the date the Mortgage is recorded in the appropriate public records and not financed in whole or in part by proceeds of the Bonds;

(c) any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the Land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the Land, or prohibiting a separation in ownership or reduction in the dimensions or area of the Land, or the effect of any violation of any such law, ordinance or governmental regulation;

(d) liens arising in connection with workmen's compensation, unemployment insurance, taxes, assessments or statutory obligations;

0.587

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