

and all and singular the tenements, hereditaments and appurtenances now or at any time hereafter in any wise belonging, and together, also, with all rents, royalties, profits, revenues, incomes and other benefits arising from the use or enjoyment of all or any portion of the same or from any contract pertaining to such use or enjoyment, and the Company does hereby agree to warrant and forever defend all and singular the same unto the Mortgagee forever, against every person whomsoever lawfully claiming or to claim the same, or any portion thereof, but subject to the Lease mentioned below and to the matters set forth as exceptions with respect to said parcel in Schedule A;

(ii) the machinery, equipment and other items of personal property located on such parcel, including without limitation, the machinery, equipment and other items of personal property described in Schedule A-1 hereto, together with all substitutions therefor and alterations, repairs and replacements thereof and all additional machinery, equipment and other personal property at any time owned or acquired by the Company and located on said parcel, whether or not described in Schedule A-1, but subject to the Lease; it being the intention of the parties hereto and it being agreed by them that all machinery, equipment and other items of personal property hereafter owned or acquired by the Company and located on said parcel shall immediately upon the acquisition thereof by the Company be and become subject to the lien of this Mortgage as fully as if it were now owned by the Company and were specifically described in said Schedule A-1 (all the above described machinery, equipment and other personal property, together with the parcel of land and improvements and other property above referred to, herein termed the Property); and together with all rents, income, revenues, issues and profits thereof; provided, however, that, notwithstanding any other provision of this Mortgage, the lien of this Mortgage shall not extend to any raw materials, supplies, work in process, finished goods for sale or packaging materials located on said parcel; and

(iii) the Lease of the Property dated as of the date hereof (the Lease) from the Company, as lessor, to Bigelow-Sanford, Inc., a Delaware corporation, as lessee (herein, together with any corporation succeeding thereto by merger, consolidation or acquisition of its assets substantially as an entirety, called the Lessee), having a term expiring June 30, 1991, and renewal options, and all of the Company's interest as lessor thereunder, together with the present and continuing right to make claim for, collect, receive and receipt for any and all of the rents, income and profits