

planters, desks, sofas, shelves, lockers and cabinets), wall beds, wall safes, furnishings, appliances (including ice boxes, refrigerators, fans, heaters, stores, water heaters and incinerators), inventory, rugs, carpets and other floor coverings, draperies and drapery rods and brackets, awnings, window shades, venetian blinds, curtains, lamps, chandeliers and other lighting fixtures and office maintenance and other supplies; and

TOGETHER WITH, all the estate, interest, right, title, other claim or demand, including claims or demands with respect to the proceeds of insurance in effect with respect thereto, which Mortgagor now has or may hereafter acquire in the Property and Improvements, and any and all awards made for the taking by eminent domain, or by any proceeding or purchase in lieu thereof, of the whole or any part of the Mortgaged Estate (as hereinafter defined).

TO HAVE AND TO HOLD all and singular the Property above described unto the Mortgagee, its successors and assigns, forever. And the Mortgagor hereby covenants with the Mortgagee that it is lawfully seized of a leasehold interest in the Property and of an interest in the said Option Agreement, that it has good right and lawful authority to convey, assign, mortgage or encumber the same, and that the Property is free and clear of all liens, encumbrances and easements except those set forth on Schedule B, attached hereto and made a part hereof by reference.

The Mortgagor does hereby bind itself and its heirs, successors and assigns to warrant and forever defend all and singular the said Property above described unto the said Mortgagee, its successors and assigns, against itself and its heirs, successors and assigns and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The lien of this Mortgage shall at all times remain in full force and effect until cancelled of record, it being understood and agreed that Mortgagee, at the expense and written request of Mortgagor, will satisfy this Mortgage whenever:

1. Mortgagor owes no indebtedness to Mortgagee;
2. Morgagor has no liability to Mortgagee; and