

(d) All of the following described property and interests (the "Additional Property Interests"):

(i) all and singular the tenements, hereditaments, easements, appurtenances, riparian rights, permits, rights of way, licenses, agreements and privileges belonging or in anywise appertaining to the Land, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof; and also the estate, right, title, interest, claim and demand whatsoever of the Mortgagor in and to the same, including all of the right, title and interest of the Mortgagor in and to the rights of way, streets, avenues, alleys, gores or strips of land adjoining the Land, including any after-acquired title or reversion;

(ii) all of the interest of the Mortgagor as landlord under all present and future leases (the "Leases") applicable to the Land or any part thereof, any and all rents, issues, profits, revenues, royalties and benefits (the "Rents") which are now due or may hereafter become due by reason of the Leases, provided that this assignment shall not impose on the Mortgagee any of the lessor's obligations under the Leases, and provided further that, notwithstanding such assignment, the Mortgagor may exercise and enforce all its right, title and interest in and under the Leases and in and to the Rents until the occurrence of

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