

rights used in connection therewith or as a means of access thereto, and all tenements, hereditaments and appurtenances thereof and thereto, and all water rights;

TOGETHER with any and all buildings, structures and improvements now or hereafter erected thereon, including, but not limited to the fixtures, attachments, appliances, equipment, machinery, and other articles attached to said buildings, structures and improvements (sometimes hereinafter referred to as the "Improvements");

TOGETHER with all right, title and interest of the Mortgagor in and to any streets and roads abutting said Premises to the center lines thereof and in and to any strips or gores of land therein;

TOGETHER with all fixtures, machinery, equipment and articles of personal property now or hereafter affixed to, placed upon or used in connection with the operation of any of said properties (sometimes hereinafter referred to as the "Personal Property"), however, said Personal Property shall exclude appliances, machinery, furniture, equipment and other property owned or leased by lessees of space (other than the Mortgagor) in any such building. Whenever requested by Mortgagee, Mortgagor will execute and record at Mortgagor's expense such financing statements and other instruments as Mortgagee may reasonably require in order to insure that all personal property now or hereafter owned by Mortgagor and used in connection with the operation of the Premises covered hereby shall be subject to the lien created by this Mortgage and shall be security for the payment of the Note as herein provided. Mortgagor shall have the right hereunder and under said financing statements or other chattel instruments to replace fixtures or appliances from time to time with