

Together with all machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever, now or hereafter located in or upon the property or any part thereof and used or usable in connection with any present or future operation of the property, owned or hereafter acquired by Borrower, including but not limited to, all heating, lighting, laundry, cooling, electricity, gas, water, air, incinerating and power equipment, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing, lifting, cleaning, fire-prevention, fire-extinguishing, refrigerating, ventilating, and communications apparatus, air-cooling and air-conditioning apparatus, elevators, escalators, shades, awnings, screens, blinds, curtains and curtain rods, carpeting, rugs, attached floor coverings, storm doors and windows, stoves, ranges, bath tubs, water heaters, water closets, sinks, refrigerators, dishwashers, disposals, washers, dryers, mirrors, cabinets, paneling, furniture, pictures, antennas, trees and plants; all of which, including replacements, proceeds from and additions thereto, shall be deemed to be and remain a part of the real property covered by this Mortgage;

Together with all judgments, awards of damages, settlements, interest thereon, and rights to receive same resulting from condemnation proceedings or exercise of the right of eminent domain, or for any damage (whether caused by such taking or otherwise) to the mortgaged premises or any rights or interests appurtenant thereto, or for the alteration of the grade of any street, road, alleyway or the like, or for any decrease in the value of the premises, all to the extent of all amounts that may be secured by this Mortgage at the date of receipt of any such award of payment together with all costs and reasonable attorney's fees incurred by the Lender in connection with the collection of the award or payment. Borrower agrees to execute and deliver to Lender from time to time such other and further instruments as Lender may request to confirm such grant of any such judgment, award, settlement, interest, costs and fees to Lender;

TO HAVE AND TO HOLD the above-described and conveyed land, easements, interests, appurtenances, personal property, fixtures, judgments and all other matters, materials and interests more fully described hereinabove, all hereinafter collectively referred to as the "Property," unto the Lender and its successors and assigns forever.