

all replacements thereof, whether or not the same have or would become part of the real property by attachment thereto, including, without limitation, all furnaces, heaters, stoves, ranges, kitchen cabinets, dishwashers, gas and electric light fixtures, heating, refrigerating, ventilating, incinerating, garbage and swimming pool apparatus and equipment, all elevators, screens, screen doors, awnings, blinds, drapes, carpets, floor coverings, furniture and furnishings, gas and oil tanks and equipment, pipes, wires and plumbing and also all shrubbery or plants now or hereafter located on the real property and all right, title and interest of the Mortgagor in and to any equipment, fixtures, furniture and furnishings, chattels and any other property which may be subject to any security agreements as defined in the Uniform Commercial Code of Connecticut. All of the aforesaid shall, to the extent permitted by law, be considered as annexed to and forming a part of the real property mortgaged hereby. This provision shall be self-operative but the Mortgagor will execute and deliver to the Mortgagee on demand, and hereby irrevocably appoints the Mortgagee the attorney-in-fact of the Mortgagor to execute and deliver (without the signature or consent of the Mortgagor) such chattel mortgages, security agreements, financing statements, renewals thereof and other instruments as the Mortgagee may require to perfect and continue perfection of the security interests which are granted hereby in and to all of the above-mentioned apparatus, chattels, fixtures and personal property. The Mortgagor represents and warrants to the Mortgagee that the Mortgagor owns all of the aforesaid apparatus, chattels, fixtures, and other personal property free and clear of all liens, conditional bills of sale, chattel mortgages or other security agreements and interests;

TOGETHER with all of the Mortgagor's right, title and interest in and to any and all awards, including interest thereon, heretofore and hereafter made by reason of the taking by eminent domain of the whole or any part of the Premises or of any right appurtenant thereto, including any awards or payments for use and occupation and for change of grade of streets. The Mortgagor's right, title and interest in and to all such awards are hereby assigned to the Mortgagee which is hereby irrevocably authorized and appointed attorney-in-fact for the Mortgagor to collect and receive all such awards from the authorities making the same, to appear in any proceedings therefor, to give receipts and acquittances therefor, and to apply the same toward the payment on account of the debt secured hereby, whether then matured or not; and the Mortgagor will execute and deliver to the Mortgagee on demand such assignments and other instruments as the Mortgagee may require for such purposes and will reimburse the Mortgagee for its costs (including counsel fees) in the collection of such awards;

TOGETHER with all of the Mortgagor's right, title and interest in and to proceeds of and any unearned premiums covering the Land or building or any improvements thereon, including, without limitation, the right to apply the proceeds of any insurance, judgments or settlements made in lieu thereof, for damage to the building or such improvements;