

any future payments, advances or expenditures made by the Lender pursuant to the Note or this Mortgage or the Loan Agreement, all hereinafter sometimes collectively called the "indebtedness secured hereby";

NOW, THEREFORE, to secure the performance and observance by the Borrower of all the terms, covenants and conditions in the Note, in this Mortgage, and in the Loan Agreement contained, and in order to charge the properties, interests and rights hereinafter described with such payment, performance and observance, and for and in consideration of the sum of One (\$1.00) Dollar lawful money of the United States of America to the Borrower duly paid by the Lender on or before the delivery of this Mortgage, and for other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the Borrower has executed and delivered this Mortgage and does hereby give, grant, bargain, confirm, convey, assign, mortgage, grant a security interest in and warrant unto the Lender and its successors and assigns, forever, all of the following described property (which property is hereinafter sometimes called the "Mortgaged Property"), to-wit:

(A) All those certain tracts, pieces or parcels of land and the easements, if any, more particularly described in Schedule A attached hereto and made a part hereof (hereinafter called the "Land");

(B) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on the Land, and (i) all furnishings, furniture, fixtures, machinery, equipment, appliances, systems, building materials, vehicles and personal property of every kind and nature whatsoever (including, without limitation, all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and motors, plumbing and heating fixtures and systems, carpeting and other floor coverings, washers, dryers, water heaters, mirrors, mantels, air-conditioning apparatus and systems, refrigerating plant, refrigerators, computers and all hardware and software therefor, cooking apparatus and appurtenances, window screens, awnings, and storm sashes) which are or shall be attached to said buildings, structures or improvements, or which are or shall be located in, on or about the Land, or which wherever located (including, without limitation, in warehouses or other storage facilities or in the possession of or on the premises of vendors or manufacturers thereof), are used or intended to be used in or in connection with the construction, fixturing, equipping, furnishing, use, operation or enjoyment of the Land or the improvements thereon, (ii) all warehouse receipts or other documents of title relating to any of the foregoing, and (iii) all permits, licenses and franchises, including all extensions, additions, improvements, betterments, renewals and replacements of any of the foregoing, together with the benefit of any deposits or payments now or hereafter made by the Borrower or on its behalf in connection with any of the foregoing, but specifically excluding all personal property now or hereafter owned or leased by any tenant leasing any portion of the land or buildings, structures or improvements located thereon; and

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