(c) Any and all rents and income which are now due or hereafter become due by reason of the renting, leasing and bailment of the land and the building improvements, equipment and personal property located thereon.

(d) All buildings, structures and other improvements now or hereafter located on said land or any part or parcel thereof.

(e) All awards or payments, including interest thereon and the right to receive the same, as a result of (i) the exercise of the right of eminent domain, (ii) the alteration of the grade of any street, or (iii) any other injury to, taking of, or decrease in the value of said land, to the extent of all amounts which may be secured by this Mortgage and Security Agreement at the date of receipt of any such award or payment by Mortgagee and of the reasonable attorneys' fees, costs and disbursements incurred by Mortgagee in connection with the collection of such award or payment.

(f) Any and all rights, members, tenements, hereditaments and appurtenances belonging to the land or any part thereof hereby mortgaged or intended so to be, or in any way appertaining thereto, and all streets, alleys, passages, ways, water courses, and all easements and covenants now existing or hereafter created for the benefit of the Mortgagor or any subsequent owner or tenant of the land over ground adjoining the land and all rights to enforce the maintenance thereof, and all other rights, liberties and privileges of whatsoever kind or character, and the reversions and remainders, income, rents, issues and profits arising therefrom, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, at law or in equity, of the Mortgagor in and to the land or any part thereof.

(g) All articles of personal property used or useful in connection with the operation, use and occupancy of the premises.

All of the abovementioned land, buildings and improvements, fixtures, machinery, furniture, equipment, personal property, tenements, hereditaments