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reference made a part hereof and being hereinafter referred to as the "Land";

TOGETHER WITH all right, title, interest and estate of Grantor in and to the land lying in the bed of any streets or roads, open or proposed, in front of, passing through, or adjoining the Land, to the center line thereof (all such right, title, interest and estate being hereinafter referred to as "Street Rights"); and

TOGETHER WITH all right, title, interest and estate of Grantor in and to all buildings, structures and improvements, and the foundations and footings thereof, and all fixtures, plans, apparatus, appliances, furnaces, boilers, machinery, engines, motors, compressors, dynamos, fittings, piping, connections, conduits, equipment, partitions, furnishings and personal property of every kind or description (all the foregoing being hereinafter collectively referred to as "Improvements") located in, upon, over or under the Land (whether or not affixed or attached to the Land or to any building, structure or improvements located thereon) or used in connection with the leasing, construction, heating, cooling, lighting, plumbing, ventilating, air conditioning, refrigeration, cleaning or general operation of the Land or of any building, structure or improvement located thereon; and

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