

thereof; appliances, air-cooling and air-conditioning apparatus; vacuum cleaning systems; elevators; escalators; shades, awnings, screens, storm doors and windows, stoves, wall beds, refrigerators; attached cabinets; partitions; ducts and compressors; rugs and carpets; draperies, furniture and furnishings, disposals, ranges, dryers, washers, all building materials delivered to the said property and intended to be installed thereon; together with all additions thereto and replacements thereof (Mortgagor hereby agreeing with respect to all additions and replacements to execute and deliver from time to time such further instruments as may be requested by Mortgagee to confirm the conveyance, transfer and assignment of any of the foregoing); and

Together with any and all rents which are now due or may hereafter become due by reason of the renting, leasing and bailment of property improvements thereon and items conveyed hereby; and

Together with all awards or payments, including interest thereon and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of the premises, to the extent of all amounts which may be secured by this Mortgage at the date of receipt of any such award or payment by Mortgagee and of the reasonable attorney's fees, cost and disbursements incurred by Mortgagee in connection with the collection of such award or payment.

All of the foregoing whether consisting entirely of real property or entirely of chattels, or of both real property and chattels, is hereinafter for convenience called the "Premises".

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee, its Trustees, successors and assigns forever.