

confirm and perfect the conveyance, transfer, and assignment of any of the foregoing); all of which shall be deemed to be fixtures and shall be part of the security for the indebtedness herein mentioned and shall be covered by this Mortgage; and

TOGETHER with Mortgagor's interest as lessor in and to all leases of the premises, or any part thereof, heretofore made and entered into, and in and to all leases hereafter made and entered into by Mortgagor during the life of this Mortgage and any extension or renewal hereof, reserving to Mortgagor its statutory equity and redemption rights therein, provided and hereby intending that in case of foreclosure sale the lessor's interest in any such leases then in force shall, upon expiration of Mortgagor's right of redemption, pass to the purchaser at such sale as a part of the mortgaged premises; subject to election by the purchaser to terminate or enforce any of such leases hereafter made; and

TOGETHER with any and 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 or 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 of payment by Mortgagee and to the extent of the reasonable attorneys' fees, costs, and disbursements incurred by Mortgagee in connection with the collection of such award or payment.

ALL the foregoing encumbered by this Mortgage being collectively referred to herein as the "Premises."

TO HAVE AND TO HOLD the same, together with all the estate, right, title, interest, homestead, dower, right of dower, separate estate, property, possession, claim, and demand whatsoever in law and in equity of the said Mortgagor in and to the same and every part and parcel thereof, unto the said Mortgagee, its successors and assigns, in fee simple, forever.

And the Mortgagor hereby covenants with the Mortgagee and