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formance of all the covenants, conditions, stipulations and agreements herein contained, do by these presents grant, bargain, sell and release to Mortgagee, its successors and assigns, the Land, the Land Lease, the Easements and the Air Rights, together with all of Mortgagor's and Fee Owner's interest in the Land, the Land Lease, the Easements and the Air Rights and all estates, easements, rights, improvements, personal property, fixtures, equipment, furniture, furnishings, appliances, appurtenances and hereditaments pertaining thereto or located therein or thereon and together with:

(a) All buildings, structures and improvements of every nature whatsoever now or hereafter situated on, over, in or under the Land, the Easements and the Air Rights, and all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators and motors, plumbing and heating fixtures, carpeting and other floor coverings, fire extinguishers and any other safety equipment required by governmental regulation or law, washers, dryers, water heaters, mirrors, mantels, air conditioning apparatus, refrigerating plants, refrigerators, cooking apparatus and appurtenances, window screens, awnings and storm sashes, which are or shall be attached to said buildings, structures or improvements and all other furnishings, furniture, fixtures, machinery, equipment, appliances, vehicles (excluding Mortgagor's personal automobiles, if any), building supplies and materials, books and records, chattels, inventory, accounts, consumer goods, general intangibles and personal property of every kind and nature whatsoever now or hereafter owned by Mortgagor and located in, on or about, or used or intended to be used with or in connection with the use, operation or enjoyment of the Premises (as hereinafter defined), including all extensions, additions, improvements, betterments, after-acquired property, renewals, replacements and substitutions, or proceeds from a permitted sale of any of the foregoing, and all the right, title and interest of Mortgagor in any such furnishings, furniture, fixtures, ma-

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