

the land lying thereunder, and (ii) all waters, water courses and riparian rights now or hereafter pertaining to or used in connection with said land described in Exhibit B attached hereto; all of the aforesaid property, whether real or personal, being hereinafter designated as "the premises";

TOGETHER with any and all awards or payments, including interest thereon and the right to receive the same, heretofore or hereafter made as a result of (a) the exercise of the right of eminent domain with respect to the premises, or any portion thereof, (b) any conveyance made in lieu of the exercise of eminent domain rights with respect to the premises, or any portion thereof, (c) the alteration of the grade of any street, or (d) any other injury to, taking of, or decrease in the value of the premises, or any part or parcel thereof, whether direct or consequential, permanent or temporary, 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, costs and disbursements incurred by Mortgagee in connection with the collection of such award or payment;

TOGETHER with all machinery, appliances, apparatus, equipment, fittings, fixtures, materials, articles of personal property and goods of every kind and nature whatsoever, and all additions to and renewals and replacements thereof, and all substitutions therefor, now or hereafter affixed to, attached to, placed upon or located upon the premises, or any part thereof, and used or usable or intended to be used in connection with the complete and comfortable use, ownership, management, maintenance, enjoyment or operation of said premises, or any part thereof in any present or future occupancy thereof and now owned or hereafter acquired by the Mortgagor (hereinafter collectively called "Building Equipment") including, but without limiting the generality of the foregoing, all heating, lighting, laundry, cooking, incinerating, loading, unloading and power equipment, boilers, dynamos, stokers, engines, pipes, pumps, tanks, motors, conduits,

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