

Together with all lighting equipment, blinds, plumbing, water heating equipment, furnaces, air conditioning equipment and such other personal property or fixtures, if any, that may be described on Exhibit "A", attached hereto and incorporated herein by specific reference, hereinafter collectively called "equipment", together with all additions thereto and replacements thereof (Mortgagor hereby specifically agrees with respect to equipment and any additions and replacements thereto 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);

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 equipment; 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 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 of Mortgage and of the reasonable attorney's fees, costs and disbursements incurred by Mortgagee in connection with the collection of such award or payment.

TO HAVE AND TO HOLD all the aforesaid property, property rights, contract rights, equipment and claims (all of which are collectively referred to herein as the "Premises") to the use, benefit and behoof of the Mortgagee.

Mortgagor warrants that Mortgagor has good title to the premises, and is lawfully seized and possessed of the premises and every part thereof, and has the right to convey same; that the Premises are unencumbered except as may be herein expressly provided, and that Mortgagor will forever warrant and defend the title to the Premises unto Mortgagee against the claims of all persons whomsoever.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if, Mortgagor, its successors, executors administrators, or assigns, does and shall well and truly pay or cause to be paid to Mortgagee the debt or sum of money above mentioned with interest thereon, if any is due according to true intent and meaning of the Note, and any and all other sums that may become due and payable hereunder, (collectively herein called "Secured Indebtedness") the estate hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.

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