

hereby also releasing, waiving and relinquishing all exemptions, rights of curtesy, dower and homestead, in and to the Property, whether vested or inchoate;

(c) all buildings and improvements of every kind and description now or hereafter erected or placed on the Premises and all materials intended for construction, reconstruction, alterations and repairs of such improvements now or hereafter so erected, all of which materials shall be deemed to be Property immediately upon the delivery thereof to the Premises;

(d) all machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever now or hereafter owned by Mortgagor, or in which Mortgagor now or hereafter holds an interest, and now or hereafter located upon the Premises, or used or usable in connection with any present or future occupancy of the Premises (hereinafter called "Building Equipment"), including, but without limiting the generality of the foregoing, all heating, lighting, laundry, incinerating and power equipment, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating, and communications apparatus, air cooling and air conditioning apparatus, furniture, elevators, escalators, shades, carpets, awnings, screens, storm doors and windows, stoves, ovens, disposals, wall beds, refrigerators, freezers, attached cabinets, partitions, plants, shrubbery, ducts and compressors, it being understood and agreed that all Building Equipment is part and parcel of the Property and appropriated to the use thereof and, whether affixed or annexed to the Premises or not, shall for the purpose of this Mortgage be deemed conclusively to be real estate and secured hereby; and Mortgagor agrees to execute and deliver such further instruments as may be requested by Mortgagee to confirm the lien of this Mortgage on any Building Equipment; and

(e) all leases of the Property, or of any portion thereof, now or hereafter entered into and all right, title and interest of the Mortgagor thereunder, including, without limitation, cash or securities deposited thereunder to secure performance by the lessees of their obligations thereunder, whether such cash or securities are to be held until the expiration of the terms of such leases or applied to one or more of the installments of rent coming due immediately prior to the expiration of such terms, including, further, the right upon the happening of an Event of Default, hereinafter defined, and the expiration of any applicable grace period, to receive and collect the rents thereunder.

(f) all awards heretofore and hereafter made by reason of the taking by eminent domain of the whole or any part of the Property, including any awards for use and occupation and for change of grade of streets;

(g) all vacant, unimproved timberlands hereafter acquired by Mortgagor; and

(h) as provided in paragraph 5, below, all proceeds of insurance described therein.

TO HAVE AND TO HOLD the Property unto the Mortgagee, its successors and assigns forever and in accordance with the provisions contained herein.