

TOGETHER with all the buildings, structures and improvements now or hereafter erected, constructed or located thereon, and all rights, licenses, uses, servitudes, liberties, privileges, franchises, easements, tenements, hereditaments, and appurtenances thereunto appertaining, and the reversion and reversions and remainder and remainders, rents, issues, revenues, proceeds and profits thereof, and all of Mortgagor's right, title and interest in and to (i) all ways, streets, avenues, roads, alleys, passages, places, sidewalks, strips and gores of land and ways, existing or proposed, public or private, and the land lying thereunder, now or hereafter used in connection with the land described in Exhibit A attached hereto, and all reversionary rights with respect to the vacation of said streets, avenues, roads, alleys, passages, places, sidewalks and ways and the land lying thereunder, and (ii) all easements, rights of way or agreements providing for use of common areas in and around said Land described in Exhibit A attached hereto; all of the aforesaid property, whether real or personal, being hereinafter designated as "the premises";

TOGETHER with all rights and benefits of whatsoever nature now or hereafter derived or to be derived by Mortgagor under or by virtue of the Lease, including, without limitation, all credits, all rights to exercise options, all rights to give consents, and all rights to receive monies and securities deposited by Mortgagor with landlord or lessor under the Lease to secure performance by Mortgagor of its obligations thereunder;

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;