

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, incinerating, loading, unloading and power equipment, boilers, dynamos, stokers, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating, and communications apparatus, air cooling and air conditioning apparatus, building materials and equipment, elevators, escalators, carpeting, shades, draperies, awnings, screens, doors and windows, blinds, cabinets, office equipment, furniture and furnishings, partitions, ducts and compressors, and all right, title and interest of Mortgagor in and to Building Equipment which may be subject to any security agreements (as defined in the Uniform Commercial Code of the State in which such Building Equipment is located and hereinafter called "Security Agreements") superior in priority to the priority of this Mortgage; and the Mortgagor agrees to execute and deliver, from time to time, such further instruments (including further Security Agreements) as may be requested by the Mortgagee to confirm the lien of this Mortgage on any Building Equipment;

TOGETHER with all present and future subleases, licenses, occupancies and underlettings of the premises or any part thereof, together with all rights and benefits now or hereafter derived or to be derived therefrom, including, without limitation, all rents payable thereunder and all security deposits made by tenants, occupants and licensees thereunder;

TOGETHER with any and all other, further and additional estates, rights, titles, claims or interests, in law or equity, now or hereafter held or acquired by