

without limiting the generality of the foregoing: all heating, air-conditioning, lighting, incinerating, and power equipment; all engines, compressors, pipes, pumps, tanks, motors, conduits and switchboards; all plumbing, lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating, and communications apparatus; all boilers, furnaces, oil burners, vacuum cleaning systems, elevators, and escalators; all built-in stoves, ovens, ranges, disposal units, dishwashers, water heaters, exhaust systems, refrigerators, cabinets, and partitions; all rugs and carpets; commercial type laundry equipment; together with all contract rights to acquire any of the foregoing and all deposits and payments made under contracts for the acquisition of same; together with all additions and accessions thereto and replacements thereof and proceeds therefrom (the Mortgagor hereby agreeing with respect to all additions, accessions, replacements and proceeds to execute and deliver from time to time such further instruments as may be requested by the Mortgagee to confirm and perfect the conveyance, transfer and assignment of any and all of the foregoing); all of the foregoing shall be deemed to be fixtures and shall be part of the security for the indebtedness herein mentioned and are transferred and conveyed by this Mortgage; and

TOGETHER with all rents, issues and profits arising from the above described real property and the Mortgagor's interest as lessor in and to all leases of the said real property, or any part thereof, heretofore made and entered into, and in and to all such leases hereafter made and entered into during the life of this Mortgage or any extension or renewal hereof, reserving to the Mortgagor the right to collect and retain all rents, issues and profits to the extent herein permitted so long as the Mortgagor is not in default hereunder; and

TOGETHER with any and all awards or payments, including interest thereon, and the right to receive the same, as a

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