chinery, equipment, appliances, vehicles and personal property
subject to or covered by any prior security agreement, conditional
sales contract, chattel mortgage or similar lien or claim, together
with the benefit of any deposits or payments now or hereafter
made by Mortgagor or on behalf of Mortgagor, all tradenames,
trademarks, servicemarks, logos and goodwill related thereto
which in any way now or hereafter belong, relate or appertain
to the Premises (as hereinafter defined) or any part thereof
and are now owned or hereafter acquired by Mortgagor; and all inventory,
accounts, chattel paper, documents, equipment, fixtures, consumer
goods and general intangibles constituting proceeds acquired
with cash proceeds of any of the property described hereinabove,
all of which are hereby declared and shall be deemed to be fixtures
and accessions to the Land and a part of the Premises (as here-
inafter defined) as between the parties hereto and all persons
claiming by, through or under them, and which shall be deemed
to be a portion of the security for the Indebtedness herein de-
scribed and to be secured by this Mortgage, the location of the
above described collateral being also the location of the Land,
the Land Lease, the Easements and the Air Rights;

(b) All easements, rights-of-way, strips and gores
of land, vaults, streets, ways, alleys, passages, sewer rights,
waters, water courses, water rights and powers, minerals, flowers,
shrubs, crops, trees, timber and other emblements now or hereafter
located on the Land, the Easements and the Air Rights, or under
or above the same or any part or parcel thereof, and all estates,
rights, titles, interests, privileges, liberties, tenements,
hereditaments and appurtenances, reversion and reversions, remainder
and remainders, whatsoever, in any way belonging, relating or
appertaining to the Premises (as hereinafter defined) or any part
thereof, or which hereafter shall in any way belong, relate or
be appurtenant thereto, whether now owned or hereafter acquired
by Mortgagor and/or Fee Owner;

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