

herein described which are necessary to the complete and comfortable use and occupancy of such building or buildings for the purposes for which they were or are to be erected, including all goods, chattels and personal property as are ever used or furnished in operating a building, or the activities conducted therein, similar to the one herein described and referred to, and all renewals or replacements thereof or articles in substitution therefor, whether or not the same are, or shall be attached to said building or buildings in any manner. All of the foregoing shall hereinafter be referred to as the Mortgaged Premises.

It is hereby mutually agreed between the parties hereto that all the foregoing property shall to the extent permitted by law be deemed to be affixed to the real property.

As additional security for the payment of the Indebtedness (as hereinafter defined), Mortgagor hereby SELLS, TRANSFERS, and ASSIGNS unto Mortgagee the following:

(i) All the rights, title, interest and estate of Mortgagor, as Lessor, or otherwise, in and to all leases or other agreements creating from time to time rights of occupancy or use of the Mortgaged Premises (collectively the "Leases"), together with all rents, income, revenues, issues, money, security and profits arising from the Mortgaged Premises or the Leases (including all advance rent and security deposits), any and all modifications, extensions and renewals thereof including, without limitation, the right to receive and collect all rents, income, revenues, issues, profits, monies and security payable or receivable under the Leases or any provisions thereof.