

Lessee - of Subdivision I - LEASES AND LEASEHOLD RIGHTS - hereof.

All fixtures, equipment, leasehold improvements and all other personal property owned by the Transferor located in, on and about and appertaining to the premises covered by leases enumerated in Part B - Subleases in which Transferor is Sublessor - of Subdivision I - LEASES AND LEASEHOLD RIGHTS - hereof.

All of the good will, trade names, trade-marks and brand names, and other intangible assets, including, but not limited to, the use of the name "Ballentine" or any variation thereof, alone or in combination with other words, owned or used in connection with the business of the Transferor.

III

MISCELLANEOUS PROPERTY

Without intending to limit or restrict the generality or inclusiveness of the foregoing or the following descriptions or provisions by the specific descriptions or provisions hereinabove contained, all other property, real, personal and mixed, other than such as has hereinabove been specifically excepted, now owned by Ballentine Food Stores, wheresoever located, including (without in any wise limiting or impairing by the enumeration of the same the scope of intent of the foregoing or any description contained in this Indenture) all lands, plants, systems and equipment, buildings and other structures, and all offices, buildings and the contents thereof and the equipment therefor; all meters, meter deposits, heating, lighting, air conditioning systems, cooling systems, refrigeration systems, plumbing systems and related devices and apparatus; all machinery, engines and tools, all cars, automobiles, trucks, tractors, trailers, vans and rolling stocks and tracks, if any; all furniture and office equipment; all fixtures of every kind and nature; all municipal and other franchises, if any; all real