

See EXHIBIT "B" attached hereto and made a part hereof for a description of the real estate.

Together with all rents, issues and profits thereof, and together with the Mortgagor's interest in all buildings, improvements, machinery, equipment, structures, apparatus, chattels and fixtures now or hereafter erected or placed in or upon said real estate or now or hereafter attached to or used in connection with said real estate, whether or not the same have or would become part of said real estate by attachment thereto, including without limiting the generality of the foregoing, all furnace heaters, fan units, gas and electric light fixtures, ventilating, air conditioning apparatus and equipment, pipes, wires, and plumbing, not only including such property now located on said real estate, but all replacements and additions to the same, all of which shall be subject to the lien of this Mortgage. It is the intent of the parties Mortgagor and Mortgagee and the Mortgagor hereby covenants and agrees that all apparatus, fixtures and equipment covered by this Mortgage, which shall constitute a first and prior lien thereon, shall at all times be maintained in like quantity and good repair; and whenever any item requires replacement due to normal wear and tear, damage, theft or other removal, then and thereupon a replacement item shall be forthwith obtained and the lien of this Mortgage shall attach to such replacement item in like manner as if originally covered. Disposition of items so replaced shall not violate the requirements of this Mortgage, subject to acquisition of a valid prior lien on the replacement item.

Together with the appurtenances and all the estate and rights of the said Mortgagor in and to said premises, and also together with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging, or in anywise included or appertaining.

Together with any and all rights Mortgagor has as landlord under the A&P Lease, as hereinafter defined, to receive proceeds of sale in the event A&P purchases the mortgaged premises pursuant to the A&P Lease.

TO HAVE AND TO HOLD all and singular the said premises unto the said Creative Fabrics, Inc. Employees Pension Plan, its successors and assigns forever.

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