

equipment, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating, and communications apparatus, air cooling and air conditioning apparatus, shades, carpets, awnings, screens, storm doors and windows, stoves, wall beds, refrigerators, attached cabinets, partitions, ducts and compressors, it being understood and agreed that all building equipment is part and parcel of the Property and appropriated to the use thereof and, whether affixed or annexed to the Property or not, shall for the purpose of this Mortgage be deemed conclusively to be real estate and secured hereby; and Mortgagor agrees to execute and deliver, and from time to time, such further instruments as may be requested by Mortgagee to confirm the paramount and superior first lien of this Mortgage on any building equipment; and,

(c) all leases of the Property now and hereafter entered into and all rights, title and interest of the Mortgagor thereunder, including, without limitation, cash or securities deposited thereunder to secure performance by the lessees of their obligations thereunder, whether such cash or securities are to be held until the expiration of the terms of such leases or applied to one or more of the installments of rent coming due immediately prior to the expiration of such terms, including, further, the right upon the happening of any event of default, to receive and collect the rents thereunder.

TO HAVE AND TO HOLD the said bargained premises with all and singular the rights, members and appurtenances thereto appertaining, to the only proper use, benefit and behoof of Mortgagee, NORTHWESTERN FINANCIAL INVESTORS AND ASSIGNS, in fee simple; and Mortgagor will warrant and forever defend the right and title to the above-described property unto the said Mortgagee, NORTHWESTERN FINANCIAL INVESTORS AND ASSIGNS against the claims of all persons whomsoever, except as may be otherwise expressly stated herein.

TO HAVE AND TO HOLD all and singular the said premises unto the said Mortgagee, its successors and assigns forever. And we do hereby bind our successors and assigns to warrant and forever defend all and singular