

TOGETHER with all building equipment and supplies delivered to the aforesaid real property and intended to be installed thereon; and

TOGETHER with all other furniture, machinery, equipment, tools, and other personal property of the Mortgagor now or hereafter situate upon or about the premises and/or used in connection therewith.

TOGETHER with any and all rents which are now due or may hereafter become due by reason of the renting or leasing of this property and the interest of each Mortgagor as lessor in and to the leases which are described in Schedule "B", attached hereto and made a part hereof; provided, however, so long as there is no default under this Mortgage or the Note,

*Handwritten initials*

~~shall exist in event of default, as hereinafter defined, as a part of Mortgage~~

Mortgagor shall have the right to collect, but not prior to accrual, all rents, issues and profits from this property and to retain, use and enjoy the same; and

TOGETHER with any and all awards or payments, including interest thereon, and the right to receive the same, as a result of (a) the exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of, the premises, to the extent of all amounts which may be secured by this mortgage at the date of receipt of any such award or payment by Mortgagee and of the reasonable attorney's fees, costs and disbursements incurred by Mortgagee in connection with the collection of such award or payment.

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TO HAVE AND TO HOLD, all and singular the said premises (all of which are collectively referred to herein as the "Premises") unto the Mortgagee, its successors and assigns forever. And the Mortgagor does bind itself, its successors and assigns, to warrant and defend the title to the Mortgaged Premises hereby encumbered and to the fixtures and personal property hereby encumbered unto the Mortgagee, its successors and assigns, against the Mortgagor, its successors and assigns, and against all others whomsoever lawfully claiming or to claim the same or any part thereof and for itself, its successors and assigns, warrants that it has good right

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