

TOGETHER with all buildings and improvements now or hereafter constructed on the Premises, and all the rights, hereditaments and appurtenances in anywise pertaining or belonging thereto;

TOGETHER with all machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever (but excluding all rental furniture used in apartments rented on a furnished basis) now or hereafter located on or about the Premises, and used or usable in connection with any present or future occupancy or operation of the Premises and now owned or hereafter acquired by Mortgagor, ("Building Equipment") including, but without limiting the generality of the foregoing, all heating, lighting, laundry, incinerating and power 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, elevators, escalators, shades, carpets, awnings, screens, storm doors and windows, dishwashers, disposals, stoves, wall beds, refrigerators, ovens, attached cabinets, partitions, plants, shrubbery, ducts and compressors and tennis courts and swimming pools, 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 Premises 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, 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;

TOGETHER with all leases of the Property, or of any portion thereof, and all modifications, extensions and renewals

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