

with any and all replacements thereof (hereinafter collectively referred to as the "Chattels");

TOGETHER with all other rights and easements of Mortgagor now or hereafter existing pertaining to the use and enjoyment of the Premises;

TOGETHER with all rents, income and other benefits to which Mortgagor may now or hereafter be entitled from the Mortgaged Property (as hereafter defined) to be applied against the indebtedness and other sums secured hereby; provided, however, that permission is hereby given to Mortgagor so long as no Event of Default (as hereinafter defined) has occurred hereunder, to collect and use such rents, income and other benefits as they become due and payable, but not in advance thereof. Upon the occurrence of any such Event of Default, the permission hereby given to Mortgagor to collect such rents, income and other benefits from the Mortgaged Property shall terminate and such permission shall not be reinstated upon a cure of such Event of Default without Mortgagee's specific written consent.

TOGETHER also with all and singular the improvements, ways, water courses, water rights and powers, rights, liberties, privileges, sewers, pipes, conduits, wires and other facilities furnishing utility or other services to the Premises, tenements, hereditaments and appurtenances to the Premises belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part and parcel thereof, and all of the estate, right, title and interest, property, possession, claim and demand whatsoever, both in law and equity, of Mortgagor in and to the Premises, and every part thereof (which Premises, titles, interests,