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titles, interests, privileges, liberties, tenements, hereditaments, and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the property hereinabove described, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by the Mortgagor and the reversion and revisions, remainder and remainders, rents, issues, profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever at law, as well as in equity, of the Mortgagor in and to the same;

TOGETHER, with all machinery, apparatus, equipment, fittings, fixtures, and articles of personal property of every kind and nature whatsoever (but excluding all personal property owned by Tenants of Mortgagor, if any), now or hereafter located upon the Premises, and used or usable in connection with any present or future occupancy of the Premises and now owned or hereafter acquired by Mortgagor (hereinafter called "Building Equipment") including, but without limiting the generality of the foregoing, all heating, lighting, and power equipment, engines, pipes, pumps, tanks, motors, conduits, switchboards, plumbing, cleaning, fire prevention, fire extinguishing, ventilating, and communications apparatus, air cooling and air conditioning apparatus, elevators, escalators, awnings, screens, storm doors and windows, plants, shrubbery, ducts and compressors, it being understood and agreed that all Building Equipment is part and parcel of the Mortgaged 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;

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TOGETHER with all leases of the Mortgaged Property, or of any portion thereof, now or hereafter entered into and all right, 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 an event of default, to receive and collect the rents thereunder; and

TO HAVE AND TO HOLD, all and singular the said premises to Mortgagee, its successors and assigns forever.

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