

nants, grant, bargain, sell, warrant, alien, remise, release, convey, confirm, assign, transfer, mortgage, pledge and set over unto the Mortgagee, party of the third part, and to its successors and assigns forever, and do hereby create a security interest in favor of the Mortgagee and such successors and assigns in, forever:

#### GRANTING CLAUSE I

All and singular the property and rights described in Schedule A hereto, including all structures and improvements on the real property therein described, but not including, however, any signs, fixtures, machinery, apparatus, furniture, furnishings and other equipment and any temporary or removable auxiliary structures, installed on or about the Mortgaged Property, which are removable without material damage to the Mortgaged Property.

#### GRANTING CLAUSE II

Also any and all property, real, personal or mixed, that may, from time to time hereafter, by delivery or by writing of any kind for the purposes hereof be in any wise subjected to the lien hereof or be expressly conveyed, mortgaged, assigned, transferred, deposited or pledged by the Company, by Cork 'N Cleaver or by anyone on behalf of the Company or Cork 'N Cleaver, or with the consent of the Company or Cork 'N Cleaver, to and with the Mortgagee.

To Have and to Hold the property and rights hereby conveyed and assigned, or intended so to be, unto the Mortgagee and its successors and assigns forever;

Upon Condition that, if the Company, its successors and assigns, shall pay or cause to be paid the principal of, and premium, if any, and interest on said Notes and shall comply with the provisions of Article VII, and if the Company shall also pay or cause to be paid all other sums payable hereunder by it, and shall strictly observe and perform all the terms, provisions and conditions of the Indenture, then the Indenture and the estate and rights hereby granted shall cease, determine and be void, otherwise to be and remain in full force and effect.