

thereof; all appliances; all vacuum cleaning systems, elevators, escalators, shades, awnings, screens, storm doors and storm windows; all attached cabinets, partitions, ducts and compressors, rugs and carpets, draperies, furniture and furnishings; and all lumber, brick, steel, cement block, glass, hardwood trusses and other preassembled building components; and together with all such building materials, components and equipment now or hereafter delivered to the premises owned by Mortgagor and intended to be installed therein; and together with all additions thereto and replacements thereof (Mortgagor hereby agreeing with respect to all additions and replacements to execute and deliver from time to time such further instruments as may be requested by Mortgagee to confirm the conveyance, transfer and assignment of any of the foregoing) but excluding from the foregoing, and from the lien hereof, Mortgagor's plating system, operating machinery and equipment, raw materials, inventory, and similar items used or usable in Mortgagor's business operations and not an integral part of the buildings on, or other improvements to, the property; and

TOGETHER with any and all awards or payments, including interest thereon, and the right to receive the same, as a result of (a) any 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 to Mortgagee or Mortgagor and of the reasonable attorney's fees, costs and disbursements incurred by Mortgagee in connection with the collection of such award or payment. Such awards or payments, at the option and in the discretion of Mortgagee, may be applied to the payment or reimbursement of the aforesaid attorney's fees, costs and disbursements, to the payment of accrued and unpaid interest or to the reduction of the principal indebtedness, or to any or all of the above in any order and in any proportion determined by Mortgagee.

TO HAVE AND TO HOLD all and singular the said property unto Mortgagee, and unto its successors and assigns, with all rights, privileges and appurtenances thereunto belonging, in fee simple forever, but upon the trust and for the uses and purposes hereinafter set out. And Mortgagor does hereby bind itself, and its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Mortgagee and unto its successors and assigns, from and against Mortgagor's successors and assigns, and all other persons whomsoever lawfully claiming or to claim the same or any part thereof.

THIS MORTGAGE is made upon this special trust, that if Mortgagor shall fully pay the aforesaid promissory note according to its tenor, or any extensions or renewal thereof, and shall fully pay all other indebtedness or liability that may become due and owing hereunder and secured hereby and shall faithfully and promptly comply with and perform each and every other covenant and provision herein on the part of Mortgagor to be complied with and performed, then this deed of bargain and sale shall cease, determine and be utterly null and void, but if said promissory note, or any installment of principal or interest thereof, or if any taxes or assessments, general or special, or public charges, including street improvement benefit judgments, be not promptly paid as they become due, before they become delinquent, and before any interest or penalty for non-payment shall