

interest, now or hereafter located on the Mortgaged Property, or appurtenances thereto, or used or procured for use in connection with the Mortgaged Property, or the operation or maintenance thereof (the "equipment"), and the right, title and interest of Mortgagors in and to any of the equipment which may be subject to any security agreements superior in lien to the lien of this Mortgage, belonging and including, but not limited to, all engines, furnaces, boilers, stokers, pumps, heaters, tanks, dynamos, motors, generators, switchboards, electrical equipment, heating, plumbing, lifting and ventilating apparatus, air-cooling and air conditioning apparatus, gas and electrical fixtures, elevators, escalators, fittings, and machinery, and all personalty, articles, fixtures, furnishings, lamps, bed linen, furniture, crockery, silverware, appliances, cooking equipment, consumables, and all other equipment of every kind and description, used or procured for use in the conduct of the hotel business and the operation and maintenance of the Mortgaged Property and the Improvements, and any and all replacements thereof and additions thereto;

(c) All awards or payments, including interest thereon, which may be made with respect to the Mortgaged Property, whether from the exercise of the right of eminent domain (including any transfer made in lieu of the exercise of said right), or for any other injury to, or decrease in the value of, the Mortgaged Property;

(d) All leases and other agreements affecting the use or occupancy of the Mortgaged Property now or hereafter entered into (the "Leases"), and the right to receive and apply the rents, issues and profits of the Mortgaged Property (the "Rents") to the payment of the debt;

(e) All proceeds of, and any unearned premiums on, any insurance policies covering the Mortgaged Property, including, without limitation, the right to receive and

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