

therein, all proceeds of any insurance (including title insurance and insurance required to be maintained by Color Tile under the Net Lease) whether payable to the Partnership and Supermart or otherwise and all proceeds and products and all other payments in respect of the foregoing.

TO HAVE AND TO HOLD the same unto the Company, its successors and assigns, for their proper use and benefit and behoof forever, for the uses and purposes herein set forth; SUBJECT, HOWEVER, to such of the Permitted Exceptions hereto as shall at the time be in effect and applicable to any of

