

materials shall be deemed to be included within the premises hereby conveyed immediately upon the delivery thereof to the aforesaid land, and all fixtures and articles of personal property now or hereafter owned by Mortgagor located on the aforesaid land and utilized in conjunction with the operation of the buildings and improvements, including but not limited to systems (equipment, fixtures, and appurtenances) for heating, ventilating, and air conditioning, refrigeration, incineration, maintenance, fire prevention, sanitation, plumbing fixtures, electrical fixtures, security, hoists and loading together with all renewals or replacements thereof or articles in substitution thereof, whether or not the same are or shall be attached to said land and improvements in any manner;

(iii) All proceeds of any and all of the foregoing and, to the extent not otherwise included, all payments under insurance (whether or not the Mortgagee is the loss payee thereof), or any indemnity, warranty or guaranty, payable by reason of loss or damage to or otherwise with respect to any of the foregoing.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto); subject, however, to any easements, covenants or conditions referred to in the deed of conveyance executed by Mortgagee to Mortgagor of even date herewith. The items of property described in paragraphs (i) and (ii) are the same conveyed to the Mortgagor from the Mortgagee by deed of even date herewith, to be recorded, this Mortgage being a purchase money mortgage to secure the credit portion of the purchase price.