

blinds, stoves, ranges, refrigerators, dishwashers, cabinets, office equipment, furniture and furnishings, partitions, ducts and compressors, lawn mowers, and all right, title and interest of Mortgagor in and to Building Equipment which may be subject to any security agreements (as defined in the Uniform Commercial Code of the State in which such Building Equipment is located and hereinafter called "Security Agreements") superior in priority to the priority of this mortgage; and the Mortgagor agrees to execute and deliver, from time to time, such further instruments (including further Security Agreements) as may be requested by the Mortgagee to confirm the lien of this mortgage on any Building Equipment;

TO HAVE AND TO HOLD the same, and all the estate, right, title, interest, homestead, dower, separate estate, property, possession, claim and demand whatsoever in law and in equity of Mortgagor in and to the same unto Mortgagee forever.

AND Mortgagor does hereby covenant with Mortgagee that it is indefeasibly seized of the premises and the Building Equipment in fee simple subject to the matters set out in Exhibit B hereto and has full power and lawful right to mortgage the same as aforesaid and that it shall be lawful for Mortgagee at all times hereafter, subject to the terms and provisions hereof, peaceably and quietly to enter upon, hold, occupy and enjoy said premises and every part thereof; that it will make such other and further assurances to perfect the interest of Mortgagee in said premises and Building Equipment as may hereafter reasonably be required; and, subject to the matters set out in Exhibit B hereto, does hereby fully warrant the title to said premises and Building Equipment and every part thereof and will defend the same against the claims of all persons whomsoever.

PROVIDED ALWAYS, and these premises are upon the express condition that, this mortgage is made to secure the following:

(i) the prompt payment of all indebtedness (including any renewals, extensions or modifications thereof) evidenced by the notes dated April 15, 1982 (hereinafter collectively referred to as the "Note") made by Mortgagor to Mortgagee in the aggregate principal amount

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