

NOW, THEREFORE, for and in consideration of the Secured Parties' extension to Mortgagor of the Secured Obligations and the mutual agreements contained herein and in each of the Loan Agreement and the Collateral Agreement, any release by Mortgagee of any Collateral and for other good and valuable consideration, the parties hereto agree as follows:

1. Grant of Security.

Mortgagor hereby, as continuing security for payment or performance of the Secured Obligations in accordance with the terms thereof, mortgages, warrants, conveys, transfers, gives, grants, bargains, sells, confirms, aliens, releases, enfeoffs, pledges, sets over and assigns to Mortgagee, and grants to Mortgagee and its successors and assigns a continuing security interest in and to all of Mortgagor's right, title, estate and interest in, to and under the following, in all cases whether now or hereafter existing or acquired (herein the following are collectively called the "Collateral").

(a) Real Estate. All of the real estate which is described on Exhibit A hereto, together with all and singular tenements, rights, easements, hereditaments, rights of way, privileges, liberties, appendages and appurtenances now or hereafter belonging or in anywise appertaining to said real estate (including, without limitation, all rights relating to storm and sanitary sewer, water, gas, electric, railway and telephone services); all gas, oil, minerals, coal and other substances of any kind or character underlying such real estate; all estate, claim, demand, right, title or interest of Mortgagor in and to any street, road, highway or alley (vacated or otherwise) adjoining said real estate or any part thereof; all strips and gores belonging, adjacent or pertaining to said real estate (herein together called the "Real Estate").

(b) Improvements and Fixtures. All buildings, structures, replacements, furnishings, fixtures and fittings and other improvements and property of every kind and character, now or hereafter erected on the Real Estate; together with all equipment, appliances, machinery, plant equipment, machine tools, tools, dies, jigs, accessories, apparatus, building or construction materials, and other articles of any kind or nature whatsoever, now or hereafter affixed or intended to be affixed to or attached to or located on the Real Estate (including, without limitation, all motors, boilers, engines and devices for the operation of pumps, and all heating, electrical, lighting, power, plumbing, air conditioning, refrigeration and ventilation equipment, but

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