

"Lease" shall mean the Construction Agreement and Lease dated as of February 1, 1983 between the Borrowers, as Lessors, and King's Hawaiian Bakery West, Inc., as Lessee.

"Loan Agreement" shall mean that Loan Agreement, dated as of February 1, 1983, among the Borrowers, King's Hawaiian Bakery West, Inc. and First National.

SECTION 2. GRANT OF MORTGAGE.

The Borrowers have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto First National, its successors and assigns, and First National does hereby accept all of the following described land, buildings, structures and improvements (hereinafter sometimes collectively called the "Premises"), to-wit:

(a) All those pieces, parcels or lots of land, more particularly described in Schedule I attached hereto and made a part hereof; and

(b) All buildings, structures and improvements now located on the land described in Schedule I or afterwards erected on that land; and

(c) All affixed wiring, affixed air-conditioning, affixed plumbing and affixed heating equipment and other fixtures of the Borrowers now located on the land described in Schedule I or afterwards installed on that land,

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances in any way belonging, relating or