

"Lease" shall mean the Construction Agreement and Lease dated as of February 1, 1983 between Robert Rokuro Taira and Tsuneko Taira, as Lessors, and the Company, as Lessee.

"Loan Agreement" shall mean that Loan Agreement, dated as of February 1, 1983, among the Company, Robert Rokuro Taira, Tsuneko Taira and First National.

SECTION 2. GRANT OF MORTGAGE.

The Company has granted, bargained, sold and released, and by these presents does 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 affixed wiring, affixed baking and affixed refrigeration equipment, affixed storage racks and other fixtures of the Company now located on the land described in Schedule I or afterwards installed on that land, and

(b) All right, title and interest of the Company under the Lease,

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances in any way belonging, relating or appertaining to any of the Premises hereinabove mentioned or which hereafter shall in any way belong, relate or be appurtenant thereto.