

PROVIDED, HOWEVER, and these presents are upon the condition that, unless an Event of Default under the Loan Agreement shall have occurred and is continuing, the Trust shall be permitted, to the exclusion of the Mortgagee, to use and possess the collateral conveyed hereby and to receive and use all of the proceeds from any thereof except and to the extent otherwise specifically provided for herein and in the Mortgage and Loan Agreement.

NOW, THEREFORE, in consideration of the aforesaid Loans and of the promises and covenants contained herein, the parties hereto intending to be legally bound agree as follows:

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SECURITY INTEREST IN PERSONAL PROPERTY

Section 1.01. The Trust hereby creates and grants to Mortgagee a present and continuing security interest in all of the personal property of the Trust, including machinery and equipment now or which may hereafter be used in the operation of the Premises but which is not a structural component of the improvements located thereon, including but not by way of limitation all furniture, furnishings, hotel equipment, beds, bureaus, chiffoniers, chairs, chests, desks, bookcases, tables, rugs, carpets, curtains, draperies, hangings, decorations, pictures, divans, couches, glassware, silverware, linens, blankets, china, ornaments, bric-a-brac, kitchen equipment and utensils, bars, bar fixtures, safes, bedding, mattresses, springs, blankets, inventory of food and liquor, cleaning equipment and supplies, office equipment and supplies, telephone and telephone equipment subject to any lease therefor, washtubs, sinks, stoves, ranges, laundry machines, iceboxes, refrigerators, radios, television sets, awnings, screens, window shades, venetian blinds, statuary, television and/or radio aerial system, electrical equipment, lamps, mirrors, heating and lighting and bathroom fixtures and equipment partitions, elevators, engines, motors, generators, dynamos, boilers, oil burners, furnaces, radiators and piping, heating, refrigerating, plumbing, air-conditioning, gas and electrical equipment apparatus and fixtures, vacuum cleaning system, incinerators, sprinkler system and other fire prevention or extinguishing equipment or apparatus, and all other equipment and machinery, appliances, fittings, and furniture of every kind in or used in the operation of the rooms, halls, lounges, offices, lobbies, lavatories, basements, cellars, vaults, swimming pools and other portions of the buildings and improvements now or hereafter standing on the Premises which are now or may hereafter be located at the Premises and all additions to, substitutions for and proceeds of any of the foregoing, including, but not limited to, the inventory set forth in Exhibit B hereto (the personal property, such additions, substitutions and proceeds being sometimes hereinafter collectively called the "Project Personal Property").

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