

alleys, strips or gores of land, in front of or adjoining or used in connection with the Premises or the Buildings, and all easements, tenements, hereditaments, appurtenances, rights and rights of way, public or private, pertaining or belonging to the Premises or the Buildings; and

E. All insurance proceeds and any awards and payments, including interest thereon, which may be made in respect of all or any part of the Premises, the Buildings and/or the Building Equipment, or any estate or easement therein, as a result of damage to or destruction of all or any part of the Buildings and Building Equipment, the exercise of the right of condemnation or eminent domain, the closing of, or the alteration of the grade of, any street on or adjoining the Premises, or any other injury to or decrease in the value of all or any part of such property, to the extent of the Obligations, which proceeds and awards are hereby assigned to the Mortgagee, which is hereby authorized to collect and receive the same and to give receipts and acquittances therefor and to apply the same or any part thereof toward the payment or performance of the Obligations, notwithstanding the fact that the same may not be due and payable; and the Mortgagor hereby agrees, upon request, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning said proceeds and awards and payments to the Mortgagee free, clear and discharged of any encumbrances of any kind or nature whatsoever; and