

F. All right, title and interest of the Mortgagor in and to any and all present and future "Leases" (as such term is hereinafter defined) of all or any part of the Property, and in and to the rents, issues and profits payable thereunder and cash or securities deposited thereunder as lessees' security deposits; and

G. The franchises, permits, licenses and rights therein respecting the use, occupation and operation of the Premises, the Buildings and the Building Equipment or the activities conducted thereon or therein.

TO HAVE AND TO HOLD the Property unto the Mortgagee, its successors, heirs and assigns, forever.

AND THE MORTGAGOR COVENANTS, REPRESENTS AND WARRANTS TO AND WITH THE MORTGAGEE AS FOLLOWS:

1. Indebtedness Secured. This Mortgage has been given and is intended to secure the full and prompt payment and performance of the Obligations and any renewal, extension, modification or replacement of any of the Obligations. This Mortgage shall remain in full force and effect with respect to all of the Property until all the Obligations shall have been paid and performed in full and all commitments or rights of the Mortgagee to make future advances under the Loan Documents shall have terminated. If the Mortgagor shall well and truly pay and perform the Obligations at the time and times, and in the manner mentioned herein and in the other Loan Documents, and shall well and truly abide by and comply with each and ev-

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