

covenants and conditions contained in the Note, and in any renewal, extension or modification thereof, and in this Mortgage and in all other Loan Security Documents, Mortgagor has granted, conveyed, bargained, sold, aliened, enfeoffed, released, confirmed and mortgaged, and by these presents does hereby grant, convey, bargain, sell, alien, enfeoff, release, confirm and mortgage unto Mortgagee, its successors and assigns, all that certain real estate described in Exhibit "A" attached hereto and made a part hereof and improvements (the "Improvements") erected thereon.

TOGETHER WITH all of Mortgagor's right, title and interest now owned or hereafter acquired in:

(i) Any and all buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments and appurtenances thereto or in any way appertaining thereto, and all easements, rights-of-way, licenses and covenants now existing or hereafter created for the benefit of Mortgagor or any subsequent owner or tenant of the mortgaged real estate over ground adjoining the mortgaged real estate and all rights to enforce the maintenance thereof, and all other rights, liberties, and privileges of whatsoever kind or character, and the reversions and remainders, income, rents, issues and profits arising therefrom, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, at law or in equity, of Mortgagor in and to the Mortgaged Premises or any part thereof.

(ii) All furniture, furnishings, floor coverings, household appliances, office equipment and articles of interior decoration; all screens, awnings, venetian blinds, shutters, shades, storm windows and storm doors; all office, restaurant, bar, kitchen and laundry fixtures, utensils, appliances and equipment; all cleaning, ventilating, refrigerating, vending, incinerating, waste disposal, alarm, fire prevention and fire