

which the Real Estate, Improvements and Chattels (or any part thereof) are operated or the business of Mortgagor on the Real Estate is conducted (it being understood, however, that such rights in and to such trade names shall be non-exclusive); and all additions and accessions thereto, all replacements and renewals of any part thereof, and the proceeds of any of these items, including, but not limited to, insurance and tort claims with respect to any such personal property (all of which property, including the Real Estate, Improvements and Chattels and all of the other aforementioned property is hereinafter sometimes referred to as the "Mortgaged Property").

If any personal property which becomes part of the Mortgaged Property is subject to a conditional bill of sale, security agreement, mortgage or other lien covering such property, then, in the event of any default in this Mortgage, all the right, title and interest of the Mortgagor in and to any and all such personal property is hereby assigned to the Mortgagee, together with the benefits of any deposits or payments now or hereafter made by the Mortgagor, or the predecessors or successors in title to the Mortgagor in the Mortgaged Property. Should the Mortgagee desire to impose the lien of this Mortgage more specifically upon said fixtures and articles of said personal property, the Mortgagor will make, execute and deliver on demand such security instrument as may be deemed necessary or appropriate or required to effectuate the same.

It is the intention of the Mortgagor herein, and of this instrument, that the terms of the Mortgage shall cover Mortgagor's interest in and to the Real Estate, as well as the Mortgagor's interest of whatever kind in all the chattel personal property of every kind and description owned by the Mortgagor or in which the Mortgagor may have an interest, and

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