

and special, ordinary and extraordinary, foreseen and unforeseen, of any kind and nature whatsoever which at any time prior to or after the execution hereof may be assessed, levied or imposed upon the Mortgaged Property or the Rents (defined in Paragraph 1.17 hereinbelow) which may affect the first lien priority of the Mortgage.

1.6 Indebtedness: The principal of, interest on and all other amounts, payments and premiums due under or secured by the Security Documents (as defined in Paragraph 1.18 hereinbelow).

1.7 Land: The real estate or interest therein described in Exhibit "A" attached hereto, and all rights, titles and interests appurtenant thereto and all improvements now existing or hereafter constructed thereon;

1.7.1 Buildings: All buildings, structures and improvements now located or hereafter constructed or placed on the land; and

1.7.2 Fixtures: All fixtures and attachments now located or hereafter placed on the land and owned by Mortgagor, excluding without limitation, those items set forth in Exhibit "A-1" annexed hereto.

1.8 Leases: Any and all leases, subleases, licenses, concessions or other agreements (written or verbal, now or hereafter in effect) which grant a possessory interest in and to, or the right to use, the Mortgaged Property, and all other agreements, such as utility contracts, maintenance agreements and service contracts, which in any way relate to the use, occupancy, operation, maintenance, enjoyment or ownership of the Mortgaged Property, including without limitation, all leases, subleases or other agreements pursuant to which Mortgagor is granted a possessory interest in the land.

1.9 Legal Requirements: (i) Any and all present and future judicial decisions, statutes, rulings, rules, regulations, permits, certificates or ordinances of any Governmental Authority in any way applicable to Mortgagor or the Mortgaged Property, including the ownership, use, occupancy, possession, operation, maintenance, alteration, repair or reconstruction thereof; (ii) Mortgagor's presently or subsequently effective By-Laws and Articles of Incorporation or Partnership, Limited Partnership, Joint Venture, Trust or other