

together with all buildings, lube room shelving and storage cabinets, all electrical, plumbing and heating fixtures inside of said buildings and forming an integral part thereof, all driveways, sidewalks, pump islands and retaining walls, all underground tanks, fittings and piping (but excluding piping and connections to pumps), and all lifts and controls (hereinafter called the "Facilities"), but no other equipment or fixtures of any kind or character, and all and singular, the easements, rights-of-way or use, servitudes, licenses, tenements, hereditaments and appurtenances belonging or in anywise appertaining to any of the foregoing,

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~~together with all buildings, structures, fixtures and improvements located on said lands (hereinafter called the "Facilities") and all and singular the easements, rights-of-way or use, servitudes, licenses, tenements, hereditaments, appurtenances, rents, issues and profits now or hereafter belonging or in anywise appertaining to any of the foregoing,~~

together with:

(a) For that part of the premises used for Service Station Facilities: all buildings, lube room shelving and storage cabinets, all electrical, plumbing and heating fixtures inside of said buildings and forming an integral part thereof, all driveways, sidewalks, pump islands and retaining walls, all underground tanks, fittings and piping (but excluding piping and connections to pumps), and all lifts and controls, but no other equipment or fixtures of any kind or character, and,

(b) For that part of the premises used for Bulk Station Facilities: all buildings, structures, fixtures and improvements located on said lands (all such buildings, structures, fixtures and improvements described in subparagraph (a) and this subparagraph (b) (except excluded items) being hereinafter collectively called the "Facilities") and all and singular the easements, rights-of-way or use, servitudes, licenses, tenements, hereditaments, appurtenances, rents, issues and profits now or hereafter belonging ~~or in anywise appertaining to any of the foregoing,~~

(said real property and Facilities being hereinafter collectively called the "Premises"), provided, however, Mortgagor shall be entitled to collect and retain the rents, issues and profits until default hereunder, subject, however, to the terms of any assignment executed by Mortgagor directing payment of said rentals to Mortgagee or its assigns; provided further, that this Mortgage shall not cover any facilities now or hereafter owned by D-X Sunray Oil Company, or its lessees or assignees, hereinafter collectively designated as "D-X", and supplied by it or them for use at or in connection with such location;

To HAVE AND TO HOLD the same with all rights, privileges and appurtenances thereunto belonging or in any wise appertaining unto Mortgagee and its successors and assigns forever.