

(said lease as hereafter modified, amended, supplemented, renewed, or extended is hereinafter called "the Ground Lease").

2. The fee simple title of Fee Owner in and to all of the real estate hereinabove described in Clause 1, subject, however, to the leasehold estate created and evidenced by the Ground Lease.

3. Any and all awards for any taking by exercise of the power of condemnation or eminent domain of any interest of Fee Owner or of Mortgagor in the real property or any part thereof or in the leasehold or other interest therein hereby granted, conveyed, assigned, or transferred, and any and all proceeds of any purchase thereof by any Federal, state, county governmental, municipal, or other authority by virtue of the exercise of any right so to purchase whether now existing or hereafter arising and any and all awards for any street widening or change of grade affecting said real property or any part thereof; provided, however, that Mortgagee shall separate the portion of such award attributable to the fee title and hold the same without interest, and if and when Mortgagor shall have duly performed all of the obligations of this mortgage by it to be performed, Mortgagee shall deliver said sum to Fee Owner, otherwise to apply the same in the same manner as the portion of such award attributable to the interest of Mortgagor.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and all existing rights, interests, privileges, and benefits which in any way appertain to the said real property or the interests of Fee Owner or of Mortgagor therein, and the buildings and improvements at any time hereafter erected thereon (excepting personal property and trade fixtures which shall belong to, and leasehold improvements which shall be installed by, subtenants, including Fee Owner if it shall become a subtenant). All fixtures and articles of personal property hereinafter attached to