

including all extensions, additions, improvements, betterments, renewals, and replacements to any of the foregoing, but 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.

(d) And a security interest in and to all personal property of every nature whatsoever now or hereafter owned by the Borrower and located on or used in connection or with the operation of the real estate including, but not limited to, refrigerator, carpets, furniture, lawn furniture, playground equipment, ranges, drapes, laundry and dry cleaning equipment and machines, pool equipment, tools, air conditioners, and all other personal property hereafter acquired by Borrower and located on the real estate including replacements and any additional personal property acquired after the date of this mortgage, it being understood that where prior conditional sales or chattel mortgages exist on the above described personal property that this lien so granted shall affix to all rights and title of the Borrower in the property together with benefit of any deposits or payments now or hereafter made by the Borrower or on its behalf.

TOGETHER with all easements, rights of way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, rights, titles, interest, privileges, liberties, tenements, hereditaments, and appurtenances whatsoever in any way belonging, relating, or appertaining to any of the property hereinabove described, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by the Borrower and Fee Owner, and the reversion and reversions, remainder and remainders, rents, issues, profits, thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever at law, as well as in equity, of the Borrower and Fee Owner of, in and to the same, including, but not limited to, but excepting personal property and trade fixtures which shall belong to, and leasehold improvements which shall be installed by,