

now or at any time hereafter situated, placed or constructed upon the Land (the "Buildings"), together with all accessories, replacements and substitutions thereto or therefor and the proceeds thereof (the "Personalty"); all materials, supplies, equipment, apparatus or other items now or hereafter attached to, installed in or used in connection with (temporarily or permanently) any of the Buildings, or the Land (other than readily removable trade fixtures not affixed to or forming a part of the Land, which are owned by tenants), including but not limited to, any and all partitions, window screens and shades, drapes, rugs, and other floor coverings, awnings, motors, engines, boilers, furnaces, pipes, plumbing, cleaning, call and sprinkler systems, fire extinguishing apparatus and equipment, water tanks, swimming pools, heating, ventilating, plumbing, disposals, dishwashers, refrigerators and ranges, and recreational equipment and facilities of all kinds (the "Fixtures"); 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 Land, Buildings, Personalty, Fixtures, save and except any and all leases, subleases or other agreements pursuant to which Debtor is granted a possessory interest in the Land; and all of the rents, revenues, income, proceeds, profits and other benefits paid or payable by parties, other than Debtor, to 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 Land, Buildings, Fixtures or Personalty and/or any of the items constituting the "Mortgaged Property" as said term is defined in that certain Mortgage and Security Agreement of even date from Debtor to Secured Party covering the Land, Buildings, Fixtures, and Personalty for using, leasing, licensing, possessing, operating from, residing in, or otherwise enjoying the said Mortgaged Property (the "Rents"); and proceeds of any of the foregoing; proceeds of fire and/or hazard insurance policies, awards in eminent domain proceedings and Debtor's interest as lessor in any present or future lease or rights to income growing out of the use and/or occupancy of the Buildings, Fixtures, Personalty, Land and/or the Mortgaged Property. The record owner of such property is the Debtor shown herein.