

"Permits" means all licenses, permits and certificates used or necessary in connection with the ownership, operation, use or occupancy of the Land and/or the Facility, including, without limitation, business licenses, state health department licenses, food service licenses, licenses to conduct business, certificates of need and all such other permits, licenses and rights, obtained from any governmental, quasi-governmental or private person or entity whatsoever concerning ownership, operation, use or occupancy.

"Personalty" means all furniture, furnishings, Equipment, machinery, building materials, appliances, goods, supplies, tools, books, records (whether in written or electronic form), computer equipment (hardware and software) and other tangible personal property which are used now or in the future in connection with the ownership, management or operation of the Land and/or the Improvements or are located on the Land and/or in the Improvements, and any operating agreements relating to the Land and/or the Improvements, and any surveys, plans and specifications and contracts for architectural, engineering and construction services relating to the Land and/or the Improvements.

"Proceeds" means all awards, payments, earnings, royalties, issues, profits, liquidated claims, and proceeds (including proceeds of insurance and condemnation or any conveyance in lieu thereof) from the sale, conversion (whether voluntary or involuntary), exchange, transfer, collection, loss, damage, disposition, substitution or replacement of any of the Collateral (defined below).

"Reimbursement Contracts" shall mean all third party reimbursement contracts for the Facility, if any, which are now or hereafter in effect with respect to patients qualifying for coverage under the same, including Medicaid and Medicare, and any successor program or other similar reimbursement program and private insurance agreements.

"Rents" means all rent and other payments of whatever nature from time to time payable pursuant to the Leases (including, without limitation, rights to payment earned under leases for space in the Facility for the operation of ongoing retail businesses such as newsstands, barbershops, beauty shops, physicians' offices, pharmacies and specialty shops).

2.0 COLLATERAL COVERED. This Financing Statement covers all of Debtor's right, title and interest in and to the following property whether now owned or hereafter any time acquired, and including all replacements, additions, accessions, substitutions, and products thereto (which together with the Land, is referred to herein as the Collateral); provided, however, that with respect to any items which are leased and not owned by Debtor, the term "Collateral" includes the leasehold interest only of