

Debtor together with any options to purchase any of said items and any additional or greater rights with respect to such items which Debtor may hereafter acquire:

(a) All Improvements and Equipment, all of which are hereby declared and shall be deemed to be fixtures and accessions to the Land and a part of the Land as between the parties hereto and all persons claiming by, through or under them;

(b) All Appurtenant Rights;

(c) All Leases and Rents;

(d) All Accounts, General Intangibles, Instruments, Inventory, Permits (to the full extent assignable), Personalty and Reimbursement Contracts;

(e) All Proceeds;

(f) All contracts, options and other agreements for the sale of the Land, the Improvements, or any other part of the Collateral entered into by Debtor now or in the future, including cash or securities deposited to secure performance by parties of their obligations;

(g) All "Imposition Deposits" (as defined in the Mortgage);

(h) All refunds or rebates of "Impositions" (as defined in the Mortgage) by any municipal, state or federal authority or insurance company (other than refunds applicable to periods before the real property tax year in which this Instrument is dated);

(i) All names under or by which any of the above Collateral may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Collateral to the extent assignable; and

(j) All Franchise Agreements to the extent assignable.