

H. all of Debtor's right, title and interest, whether now owned or hereafter acquired, in, to and under all of the contracts, licenses, approvals, consents, guarantees, warranties, work product, studies, data, drawings, renderings, rights, privileges and appurtenances, permits, agreements, warranties, plans and specifications (collectively, the "**Contracts**") whether now existing or hereafter created or obtained by or on behalf of Debtor for and in respect to the use, ownership, management, operation or maintenance of the Property, including, without limitation, (i) those certain agreements and other contracts, licenses, permits and other matters listed on Exhibit C attached hereto, (ii) all rights of Debtor to receive monies due and to become due under or pursuant to the Contracts, (iii) all claims of Debtor for damages arising out or for breach of or default under the Contracts (iv) all rights of Debtor to terminate, amend, supplement, modify or waive performance under the Contracts, to compel performance and otherwise to exercise all remedies thereunder, (v) to the extent not included in the foregoing, all cash and non-cash proceeds, products, offspring, rents, revenues, issues, profits, royalties, income benefits, additions, substitution, replacement and accessions of and to any and all of the foregoing, and (vi) Secured Party shall automatically succeed to and stand in the place of Debtor under the Contracts and shall be entitled, but under no obligation, to exercise all rights, title and interest of Debtor under the Contracts or to perform the duties of Debtor under the Contracts; and

I. all proceeds, products, offspring, rents and profits from any of the foregoing, including, without limitation, those from sale, exchange, transfer, collection, loss, damage, disposition, substitution or replacement of any of the foregoing.