

## SCHEDULE A

### COLLATERAL DESCRIPTION

1. All right, title and interest of the Debtor in and to, and remedies under (a) any and all leases, subleases, license agreements, concessions, tenancies and other use or occupancy agreements (whether oral or written), or any part thereof, now or hereafter existing, covering or affecting any or all of the Property (as more fully described in Exhibit A hereto), all extensions and renewals thereof, and all modifications, amendments and guaranties thereof (each a "Lease" and collectively the "Leases"), and (b) any and all rents, income, receipts, revenues, royalties, issues, profits, contract rights, accounts receivable, or general intangibles growing out of or in connection with the Leases, and other payments, payable to the Debtor pursuant to any Lease, including, without limitation, cash or securities deposited under any Lease to secure performance by the tenants of their obligations under the Leases, whether such cash or securities are to be held until the expiration of the term of such Leases or are to be applied to one or more of the installments of rent coming due immediately prior to the expiration of such terms (collectively, the "Rents");

2. All rights, alleys, ways, tenements, hereditaments, easements, passages, waters, water rights, water courses, riparian rights, liberties, licenses, franchises, privileges, appurtenances and advantages, public or private, all zoning, development, air, lateral support, drainage, oil, gas, mineral and other rights, and options to purchase or lease, now or hereafter to the same belonging or in any way appertaining, as well as any after-acquired right, title, interest, franchise, license, reversion and remainder;

3. All right, title and interest of the Debtor including any after-acquired right, title or reversion, in and to the beds of the ways, streets, avenues and alleys, open or proposed, located wholly or partially within the boundary of the Property or adjacent thereto;

4. All buildings, structures, surface parking, swimming pools, tennis courts, and other improvements of every kind and description, now or hereafter erected or placed on the Property, including without limitation, those certain buildings commonly known as Naismith Hall, Harrison House, El Conquistador, Summit Hall, The Castilian, The Towers, Regent Apartments, Illini Tower, Pierpont Apartment, Carlos Bee Hall and The Commons, respectively, all additions, alterations and replacements thereto or thereof, and all materials now owned or hereafter acquired by