

or any portion or portions of the Real Estate or any Improvements, fixtures, appliances, machinery, furniture, furnishings or equipment, and all of the respective rights, titles, interests and privileges of Debtor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature.

(vi) All accounts and general intangibles as defined in the Kansas Uniform Commercial Code, now owned or hereafter acquired, derived from or related to the ownership, management, use, maintenance, or enjoyment of the Real Estate or Improvements, including without limitation (i) all causes of action, judgments, awards of damages and settlements hereafter made as a result of or in lieu of any taking of the Real Estate or Improvements of any part thereof under the power of eminent domain, or for any damage to the Real Estate or Improvements; (ii) all insurance policies and proceeds therefrom covering the Real Estate or Improvements; (iii) all blueprints, plans, maps, documents, books and records relating to the Real Estate or Improvements; (iv) all contracts for utilities, services or materials relating to the Real Estate or Improvements, but nothing herein shall obligate Lender to perform the obligations of Debtor under such contracts; (v) all deposits, letters of credit, performance bonds or other security given to any governmental agency in connection with any permit or approval relating to the Real Estate or Improvements; (vi) all condemnation awards relating to the Real Estate or Improvements; and (vii) all monies on deposit for the payment of governmental impositions or insurance premiums relating to the Real Estate or Improvements.

(vii) All policies of title insurance and abstracts covering the Real Estate or Improvements; all insurance policies covering all or any portion of the Real Estate or Improvements; and all of Debtor's interest in any and all blueprints, plans, maps, documents, books and records relating to the Real Estate or Improvements. All of Debtor's inventory, accounts receivable, and all proceeds, patents, rights, and replacements thereof, whether presently owned or hereafter acquired by Debtor, of whatever kind and nature, wherever situated, and all documents, books, and records relating to the foregoing. Also, all rights, title, and interest of Debtor in and to any accounts, deposits, credits, or other property held by, due from, or in the custody or possession of Lender.

(viii) All proceeds of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims.