TOGETHER with all right, title and interest of Grantor, including any after-acquired title or reversion in and to the beds of the ways, streets, avenues and alleys adjoining the said premises; and

TOGETHER with all and singular the tenements, hereditaments, easements, appurtenances, passages, waters, water rights, water courses, riparian rights, other rights, liberties and privileges thereof or in any way now or hereafter appertaining including any homestead or other claim at law or in equity, as well as any after-acquired title, franchise or license and reversion and reversions and remainder and remainders thereof; and

TOGETHER with all buildings and improvements of every kind and description now or thereafter erected or placed thereon, and all materials intended for construction, reconstruction, alterations and repairs of such improvements now or hereafter erected hereon all of which materials shall be deemed to be included within the premises hereby conveyed immediately upon the delivery thereof to the said premises, and all fixtures and articles of personal property now or hereafter owned by Grantor and attached to or contained in and used in connection with said premises, including but not limited to all apparatus, machinery, motors, elevators, fittings, radiators, gas ranges, ice boxes, mechanical refrigerators, awnings, shades, screens, office equipment and other furnishings, and all plumbing, heating, lighting, cooking, laundry, ventilating, refrigerating, incinerating, air conditioning and sprinkler equipment and fixtures and appurtenances thereto; and all renewals or replacements thereof or articles in substitution therefor, whether or not the same are or shall be attached to said building or buildings in any manner; it being mutually agreed that all the aforesaid property owned by said Grantor and placed by it on said premises shall, so far as permitted by law, be deemed to be affixed to the realty and covered by this Deed of Trust.

NOTWITHSTANDING the agreement and declaration hereinabove expressed that certain articles of property form a part of the realty covered by this Deed of Trust and be appropriated to its use, to the extent that such agreement and declaration may not be effective and that any of said articles may constitute "goods" (as said term is used in the Uniform Commercial Code), this instrument shall constitute a security agreement, creating a security interest in such goods, as collateral, in the holder of the Note secured hereby as a secured party, all in accordance with said Uniform Commercial Code.

TO HAVE AND TO HOLD the same unto the Trustees and the successors in interest of the Trustees forever in fee simple.

IN AND UPON THE USES AND TRUSTS FOLLOWING, that is to say:

FIRST: Until any default in payment of any matter of indebtedness hereby secured as herein provided for, or until breach of any of the covenants herein contained, to permit the said Grantor, its successors and assigns, to possess and enjoy said land and premises and to receive the rents, issues and profits thereof; and on full payment of the Note, and of any extensions or renewals thereof, and interest thereon, and all sums advanced or expended as herein provided, and all other proper