

SECOND. That the parties of the First Part agree to keep all buildings, improvements and fixtures on the said premises in as good repair as they are at the date hereof; to permit no waste of any kind; to keep all the buildings which are now or may hereafter be upon the premises unceasingly insured against loss or damage by fire, windstorm or other casualty, in an amount not less than Two Thousand Five Hundred Dollars (\$2,500.00) in insurance companies acceptable to the Party of the Second Part with policies payable to the Party of the Second Part in case of loss to the amount then secured by this mortgage; to assign and deliver to him, with said mortgagee clauses, all the policies of insurance on said buildings, and to pay all insurance premiums when due. In case of loss it is hereby agreed that the Party of the Second Part may collect the insurance moneys or may deliver the policies to the Parties of the First Part for collection. At the election of the Party of the Second Part, the insurance moneys shall be applied either on the indebtedness secured hereby or in rebuilding.

THIRD. That the Party of the Second Part may make any payments necessary to remove or extinguish any prior or outstanding title, lien or incumbrances on the premises hereby conveyed and may pay any unpaid taxes or assessments charged against said property, and may insure said property if default be made in the covenant to insure; and any sum so paid shall become a lien upon the real estate described herein, and be secured by this mortgage, and may be recovered, with interest at ten per cent (10%) per annum, in any suit for the foreclosure of this mortgage.

FOURTH. That in case of default in any of the covenants and agreements herein contained, the rents and profits of the said premises are pledged to the Party of the Second Part as additional collateral security for the payment of all the indebtedness secured hereby.

FIFTH. That the parties of the First Part agree to pay all taxes and assessments, general or special, which may be assessed in the State of Kansas upon said land, premises, or property, or upon this mortgage or the debt secured thereby, without regard to any law heretofore enacted or hereafter to be enacted, imposing payment of the whole or any part thereof, upon the Party of the Second Part, and that upon violation of this undertaking or the passage by the State of Kansas of a law imposing payment of the whole or any portion of any of the taxes aforesaid upon the Party of the Second Part, or upon the rendering by any court of competent jurisdiction of a decision that the undertaking by the Parties of the First Part as herein provided, to pay any taxes or assessments is legally inoperative, then, in any such event, the debt hereby secured, without deduction, shall at the option of the Party of the Second Part become immediately due and collectible, notwithstanding anything contained in this mortgage or any law thereafter enacted. The parties of the First Part further agree not to suffer or permit all or any part of the taxes or assessments to become or remain delinquent, nor to permit the said property or any part thereof, or any interest therein, to be sold for taxes, and further agree to furnish annually to the Party of the Second Part, on or before the 10th day of July the certificate of the proper authority, showing full payment of all such taxes and assessments.

SIXTH. That the Parties hereto further agree that all the covenants and agreements of the Parties of the First Part herein shall extend to and bind their heirs, executors, administrators,