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to the party of the second part as additional collateral security for the payment of all the indebtedness secured hereby, all in accordance with an assignment of rents of even date herewith.

FIFTH: That the party of the first part agrees 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 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 party 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 party of the first part further agrees 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 agrees to furnish annually to the party of the second part, on or before the 10th day of July the certificate of 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 party of the first part herein shall extend to and bind its successors and assigns, and shall inure to the benefit of the party of the second part, its successors and assigns.

SEVENTH: That in the event of foreclosure, party of the first part agrees that the period of redemption shall not be more than six months from the date of the foreclosure sale, this agreement being made by party of the first part pursuant to the provisions of Section 60-3439 of the General Statutes of Kansas, 1935.