

4. That all awards of damages in connection with any condemnation for use of or injury to any of the property herein mortgaged are hereby assigned and shall be paid to Mortgagee who may apply the same to the payment of the installments last due under said note and Mortgagee, its successors or assigns, is hereby authorized in the name of Mortgagors to execute and deliver valid acquittances thereof and to appeal from any such award in the name of Mortgagors;

5. To commit or suffer no waste of said property, to maintain and keep the same in good condition and repair and promptly to effect such repairs thereof as Mortgagee may require;

6. To repay to Mortgagee, immediately and without demand, at Mortgagee's place of business in Kansas City, Missouri, or at such other place as Mortgagee may designate, all funds which may hereafter be advanced by Mortgagee to Mortgagors or for the benefit of or account of Mortgagors pursuant to any covenant or agreement herein contained with interest thereon, from date of advance until repaid, at the rate specified in said note, and to pay promptly when due and payable all indebtedness evidenced by said note;

7. That Mortgagors represent and warrant that the property herein conveyed is utilized solely and exclusively for business property, does not constitute their residence or homestead and for and in consideration of the premises expressly waive all benefit of the homestead and exemption laws of the State of Kansas.

It is agreed by and between the Mortgagors and Mortgagee that:

8. Mortgagee is hereby authorized and empowered at its option at any time without notice and without affecting the liability of any person for any indebtedness secured hereby for the lien upon said property hereby created or the priority of said lien to: