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become due and payable at the option of the holder hereof, without notice, and it shall be lawful for the said Mortgagee to take possession of the said premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing therefrom; and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the Mortgagors.

The term "Authorization" used in the following paragraph refers to an Authorization dated June 19, 1959, signed by Wallace M. Buck, Chief, Financial Assistance Division, Small Business Administration, Kansas City, Missouri, Regional Office. Such Authorization authorizing the Small Business Administration to enter into a participation agreement on SBA Form 136 with The Lawrence National Bank for purchase from the bank of an immediate participation of 75% of the loan made by the bank to the Mortgagors named herein.

The Mortgagors will promptly notify in writing the holder of the above-mentioned note at such place or places the holder may from time to time in writing direct, of the acquisition subsequent to the date of the note of any property of any kind or nature required by the Authorization to be hypothecated (including, but not limited to property to be constructed or to be acquired in whole or in part out of the proceeds of the loan) and set forth in such notice a description, the cost, and quantity of all such property so acquired.

All such after-acquired property shall forthwith become subject to the lien of any such hypothecation.

The Mortgagors will at the request of the holder of the note promptly execute and deliver to such holder, at the expense of Mortgagors, all instruments in form and substance satisfactory to Counsel for the holder of the note, creating a valid first lien on such after-acquired property whether by supplemental instrument of hypothecation or otherwise.