

4. Mortgagor shall maintain and keep said Chattels at the premises above referred to and shall not remove or attempt to remove, or suffer or permit said Chattels to be removed therefrom without first obtaining consent of Mortgagee in writing; shall not misuse, sell, lend, transfer, secrete, lease, rent or dispose of, nor attempt to sell, lease, rent or dispose of, said Chattels or any interest therein nor suffer the same to be attached or seized by any legal process; shall not create or suffer to be created or permit to exist any lien or charge which would or might have parity with or priority or preference to, or over this chattel mortgage; shall indemnify and save harmless the Mortgagee from all loss, damage, costs and expense of every kind to the person or property of another by reason of or arising out of the delivery, possession or use of said Chattels; use the said Chattels with all reasonable care and caution and maintain the same in their original condition, ordinary wear and tear excepted, and, at Mortgagor's own expense make such repairs and replacements as may be necessary for that purpose, all such repairs and replacements becoming part and parcel of the property and subject to all of the rights of the Mortgagee; keep the said Chattels fully insured against fire and other hazards that may be insured against by extended coverage in a responsible company or companies satisfactory to Mortgagee up to the full value of said Chattels, at Mortgagor's expense, with a loss payable clause to the Mortgagee as its interest may appear, providing for at least ten (10) days notice to Mortgagee of non-payment of any premium when due and affording Mortgagee an opportunity to pay such premium, and providing for waiver of defenses resulting from any acts of Mortgagor, as regards Mortgagee, such loss payable clause to be in form satisfactory to Mortgagee, such insurance policy or policies to be delivered to the Mortgagee, and, if the Mortgagor fails to produce and maintain such insurance or to so deliver such policy or policies, the Mortgagee, at its option, may obtain such insurance and charge the costs and premiums thereof to the Mortgagor and all such sums so expended shall be added to the debt hereby secured and be immediately due and payable and secured by this mortgage; shall promptly notify the Mortgagee in writing in the event of damage to, loss or destruction of the Chattels by fire, flood, accident or otherwise; and, shall comply with all the laws of Kansas.

5. Until any default herein, Mortgagor may remain in possession of said Chattels, but if default shall be made in the payment of said indebtedness, or the Promissory Note evidencing the same, or any part thereof, when the same shall become due and payable; or if Mortgagor shall default in the performance of any of the covenants or agreements contained in said Promissory Note, or in the aforesaid Mortgage, or in this mortgage, or if Mortgagor becomes insolvent or ceases to do business as a going concern; or if the Chattels