

If paid from September 1, 1968 to August 1, 1973, inclusive, three percent (3%) of said principal balance;

If paid from September 1, 1973 to August 1, 1978, inclusive, two percent (2%) of said principal balance;

If paid from September 1, 1978 to maturity, one percent (1%) of said principal balance.

And the provisions relating to insurance contained in the mortgage hereby being extended shall include insurance against such other hazards and in such amounts as the holder of the note may, from time to time, require.

And the SOUTHRIDGE PLAZA, INC. covenants that it is the owner of the premises covered by said mortgage and that there are no offsets, counterclaims, or defenses to the principal sum above mentioned as remaining unpaid.

And the parties to this Agreement hereby consent to said extension and agree that said mortgage shall continue a first lien upon said premises without any prepayment privilege other than may be provided herein, and that the said note, mortgage and that certain contract between J. W. McCOSKRIE COMPANY, INC. and METROPOLITAN LIFE INSURANCE COMPANY dated October 8, 1962 and recorded October 29, 1962 in Book 132 of Deeds at pages 318 and 319 in the office of the Register of Deeds of Douglas County, Kansas and all their covenants and conditions shall remain in force except as herein modified; also that all moneys provided to be paid by the terms of this Agreement shall be payable in lawful money of the United States which shall be