

CONSENT TO AGREEMENT FOR MODIFICATION  
AND EXTENSION OF MORTGAGE

Southridge Plaza, Inc., acquired title to the following described property:

Lots 12, 13, 14, 15 and 16 in Block 2, Southridge  
Addition No. 2, an Addition to the City of Lawrence,  
Douglas County, Kansas,

by warranty deed dated July 31, 1963, executed by J. W. McCoskrie Company, Inc., recorded August 16, 1963 in Book 228, Page 592.

J. W. McCoskrie Company, Inc. executed two mortgages to First Mortgage Investment Company, one covering said Lots 12 and 13, dated May 5, 1961, recorded May 19, 1961 in Book 128, Page 82 under Registration No. 16767, securing the sum of \$140,000.00, and one covering said Lots 14, 15 and 16, dated July 26, 1961, recorded September 15, 1961 in Book 129, Page 155 under Registration No. 17069, securing the sum of \$240,000.00.

On October 8, 1962, the terms of the above described mortgages were modified by a Contract dated October 8, 1962, recorded October 29, 1962 in Book 132, Page 318 to provide that any default on the part of the mortgagor under the terms of either mortgage should constitute a default in both mortgages.

Now, First Mortgage Investment Company and Southridge Plaza, Inc. have entered into an Agreement, dated October 31, 1963, recorded November 7, 1963 in Book 135, Page 588 under Registration No. 86102 by the terms of which the said mortgage recorded in Book 129, Page 155 under Registration No. 17069 has been modified and extended as follows:

Mortgagor covenants and agrees to pay the principal balance of \$232,268.91, together with accrued interest, in monthly installments of \$1,671.30 to be applied first to interest at the rate of 6% per annum on the unpaid balance and the remainder to principal, beginning November 1, 1963 with the final payment of interest and principal, if not sooner paid, due and payable on August 1, 1983, the date of maturity, and to pay interest thereafter at the rate of 10% per annum, together with certain other covenants as set forth therein.

Southridge Plaza, Inc. executed a mortgage to First National Bank of Lawrence, Kansas, dated August 1, 1963, recorded August 8, 1963 in Book 135, Page 135 under Registration No. 18865 securing the sum of \$51,209.42, and two mortgages to J. W. McCoskrie Company, Inc., dated August 1, 1963, recorded August 16, 1963, one in Book 135, Page 181 under Registration No. 18880 securing the sum of \$25,000.00, and the other in Book 135, Page 183 under Registration No. 18881 securing the sum of \$25,000.00.

The undersigned have consented and do hereby consent to the said agreement recorded in Book 129, Page 155 under Registration No. 17069 and further agree as follows:

1. That as to said Lots 12 and 13 the mortgage to First Mortgage Investment Company, recorded under Registration No. 16767, as modified and extended, is the first mortgage; the mortgage to First National Bank of Lawrence, Kansas, recorded under Registration No. 18865 is the second mortgage; and, the mortgage to J. W. McCoskrie Company, Inc., recorded under Registration No. 18880 is the third mortgage.