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SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$7,500.00) DOLLARS on the 1st day of September, 1966 and SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$7,500.00) DOLLARS on the 1st day of September of each succeeding year to and including the 1st day of September, 1971;

Interest on unpaid principal at the rate aforesaid from September 1, 1965 to maturity shall be paid on each annual payment date as aforesaid.

MORTGAGOR COVENANTS AND AGREES AS FOLLOWS:

1. That it will pay said note as herein and in said note provided.
2. That it will pay all taxes, assessments and public charges, general and special hereafter levied and assessed against said premises, the improvements thereon and appurtenances thereto, in accordance with the contract of sale previously entered into by the parties hereto whereby the subject premises were sold to Mortgagor.
3. That it will keep the improvements now or hereafter on said premises and the personal property conveyed hereby insured against fire and extended coverage risks in some responsible insurance company duly authorized to do business in the State of Kansas and in amounts and with provisions or endorsements sufficient to protect the interests of mortgagees during the existence of the debt hereby secured.
4. That it will keep the improvements now or hereafter on said premises in good order and repair, and will not permit waste thereon, nor do or permit to be done any act whereby the property conveyed hereby shall become less valuable.
5. That any extension of the time for payment of the indebtedness secured hereby or any modification of the instrument or instruments evidencing the indebtedness secured hereby, granted to any future owner of the premises conveyed, shall not relieve Mortgagor from liability to pay said indebtedness nor release Mortgagor with respect thereto; and Mortgagor does hereby waive presentment and demand for payment, notice of non-payment, and notice of protest.

NOW if said Note and interest thereon be paid when due and the agreements in said Note and this Mortgage be faithfully performed, then these presents shall be null and void and the premises hereinbefore conveyed shall

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be released at the cost of Mortgagor. But if any of the agreements herein or in said Note contained be not kept or performed as aforesaid, then the remaining indebtedness secured hereby may at the option of the Mortgagees, without notice, be declared due and payable for all purposes, or Mortgagees may at their option effect the necessary repairs, pay such taxes or assessments or any part thereof, effect such insurance paying the cost thereof, and may pay and satisfy any final judgment on any lien claim, including all costs and expenses in connection therewith, and for the repayment of all moneys paid in the premises, with interest thereon from the time of payment at the rate of ten (10%) per cent per annum, these presents shall be security in like manner and with like effect as for the payment of said Note. In event of any default Mortgagees shall be entitled to foreclose this Mortgage and shall be entitled to a judgment for the sum due upon said Note and any additional sums paid by virtue of this Mortgage, including all costs and expenses of enforcing the same, as provided by law, and shall be entitled to a decree for the same of said premises in satisfaction of said judgment foreclosing all of the rights and equities of Mortgagor in and to said Premises, as well as all persons claiming under him, and at which sale appraisal of said property is hereby expressly waived. In event of such foreclosure, Mortgagees shall be entitled to have a receiver appointed by the Court who shall enter and take possession of the premises, collect the rents and profits thereon, and apply the same as the Court may direct.

The covenants and the agreements hereinabove contained shall bind and inure to the benefit of the respective heirs, executors, administrators, successors and assigns of the parties hereto.

This Mortgage and the Note secured hereby are to be construed and enforced according to and governed by the laws of the state of Kansas.