

If default be made in the payment when the same becomes due and payable, then all of said principal and all interest remaining unpaid at the time of such default shall at the option of the legal holder hereof become at once due and payable without notice.

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The makers, sureties, endorser and guarantors of this note and all other persons who may become liable for the payment hereof do hereby severally waive presentment and demand for payment, notice of non-payment protest, and notice of protest and any and all lack of diligence or delays in collection which may occur; and consent that time of payment may be extended without notice thereof; and further do hereby severally agree that if this note shall not be paid when due or shall become due and payable by the exercise of said option and shall be placed in the hands of an attorney for collection to pay, in addition, a reasonable attorney's fee and costs for collecting the same. The holder may rearrange, adjust, and extend the times and amounts of payments of interest and/or principal of this note by agreement with the present or subsequent owner of the real estate securing the same, without notice to or consent of and without releasing any party liable hereon.

Privilege is hereby given to prepay this note at any time.

This Note is secured by a real estate mortgage of even date.

BETA TAU BUILDING CORPORATION

Attest:

By:

President

Secretary

First party hereby expressly waives any rights of redemption it might have under the statutes of the State of Kansas in case of foreclosure of this instrument.

NOW, if the said first part Y, shall well and truly pay, or cause to be paid, the sum of money in said note mentioned, with the interest thereon, according to the tenor and effect of said note, then these presents shall be null and void. But if said sum of money, or either of them, or any part thereof, or any interest thereon, be not paid when the same become due, then, and in that case, the whole of said sum and interest shall, at the option of said second part Y, by virtue of this Mortgage, immediately become due and payable; or, if the taxes and assessments of every nature which are or may be assessed against said land and appurtenances, or either of them, or any part thereof, are not paid at the time when the same are by law made due and payable, then in like manner the said note, and the whole of said sum, shall immediately become due and payable; and said taxes and assessments of every nature so paid shall be an additional lien against said mortgaged premises secured by this mortgage; or in the event of the actual or threatened waste, demolition or removal of any of the buildings, structures or improvements placed or erected on said premises without the consent of the second part Y, or in the event the first part Y shall commit or permit any act to be committed on or against the said property causing the same to be less valuable or causing the security herein provided to be diminished, or in case any complaint or petition in bankruptcy or other bankruptcy proceeding is filed by or against said first part Y, or in the event the first part Y makes an assignment for the benefit of creditors or is adjudged insolvent by any state or federal court of competent jurisdiction, or if condemnation proceeding under any power of eminent domain be instituted against the said described premises, then and in any such events the entire debt remaining secured by this indenture shall at the option of the second part Y become at once due and payable; and in the event it becomes necessary to foreclose this mortgage the costs and expenses of an abstract incident to said foreclosure shall be an additional charge against said mortgaged premises secured by this Mortgage.

And upon forfeiture of this Mortgage, or in case of default in any of the payments herein provided for, the second part Y, its ~~XXXX~~ successors and assigns, shall be entitled to a judgment for the sum due upon said note and the additional sums paid by virtue of this Mortgage, with interest on said additional sums so paid at the rate of ten per cent, per annum from the date of payment of said sums, and costs, and a decree for the sale of said premises in satisfaction of said judgment, foreclosing all rights and equities in and to said premises of the said first part Y, its ~~XXXX~~ successors, and assigns, and all persons claiming under it.

And the said first part Y shall and will at its own expense from the date of the execution of this Mortgage until said note and interest, and all liens and charges by virtue hereof are fully paid off and discharged, keep the building erected and to be erected on said lands, insured in some responsible insurance company duly authorized to do business in the State of Kansas, to the amount of \_\_\_\_\_ Dollars, for the benefit of said second part Y, and in default thereof said second part Y may effect said insurance in its own name, and the premium or premiums, costs, charges and expenses for effecting the same shall be an additional lien on said mortgaged property, and may be enforced and collected in the same manner as the principal debt hereby secured.