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In the event of any default in the performance of any of Mortgagor's covenants or agreements herein, Mortgagee may, at the option of Mortgagee, perform the same and the cost thereof, with interest thereon at ten per cent (10%) per annum, shall immediately be due from the Mortgagor to the Mortgagee and secured by this Mortgage.

Mortgagor agrees to release from the lien of this Mortgage the three Tracts of real property encumbered hereunder or either of them or any part(s) thereof upon the prepayment by Mortgagor of a principal amount of the Note secured hereby in accordance with the following schedule:

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Tract No. 1	\$ 00.50 per square foot
Tract No. 2	\$ 100.00 per lineal foot of Iowa Street frontage
Tract No. 3	\$ 7,000.00 per acre

PROVIDED, HOWEVER, it is agreed that:

(a) If Mortgagor requests the release of any property hereunder for the purpose of selling the same and the aggregate purchase price thereof, less such expenses as Mortgagor is obligated for in connection with such sale, exceeds the sum required for the release of such property from this Mortgage as hereinabove set out, Mortgagor shall be required to apply such greater sum to the prepayment of said Note for the release of such property from this Mortgage.

(b) Mortgagor shall not be entitled to obtain a partial release as aforesaid if Mortgagor is in default under this Mortgage or the Note secured hereby.


(c) All costs incurred in connection with any partial release hereunder shall be borne by Mortgagor.

(d) Mortgagor shall not be entitled to obtain a release of a part of any Tract if as a result thereof the security value to Mortgagor of the remaining portion thereof is substantially decreased.

The provisions of this Mortgage shall bind and inure to the benefit of the parties hereto and their respective successors and assigns. Reference herein to Mortgagor or Mortgagee shall be held in each case to include the person or persons, singular or plural, natural or artificial, described in this instrument.

IN WITNESS WHEREOF, Mortgagor has caused these presents to be duly executed the date first above written.

ATTEST:


Secretary Frank Morgan

CENTER DEVELOPMENTS OF KANSAS, INC.

By Howard B. Conkey, Jr.
President
Howard B. Conkey, Jr.

STATE OF KANSAS)
COUNTY OF JACKSON) SS

BE IT REMEMBERED, that on this 17th day of April, 1967, before me, a Notary Public in and for the State and County aforesaid, personally appeared Howard B. Conkey, Jr., President of CENTER DEVELOPMENTS OF KANSAS, INC., a corporation, personally known to me and known to me to be the President of said corporation and the same person who executed the foregoing instrument, and he