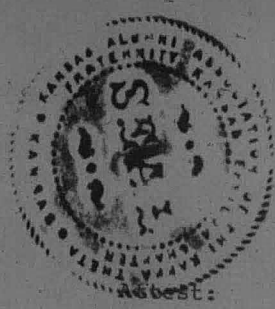


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and all the improvements thereon in the manner provided by law, to have a receiver appointed to collect the rents and benefits accruing therefrom, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, the overplus, if any there be, shall be paid by the party making such sale, on demand, to the first party. Party of the first part hereby expressly waives all rights of redemption and agrees to surrender possession of the mortgaged premises to the purchaser upon confirmation of the sale of the premises in satisfaction of any judgment foreclosing the mortgage debt hereby secured.

It is agreed by the parties hereto that the terms and provision of this indenture and each and every obligation therein contained, and all benefits accruing therefrom, shall extend and inure to, and be obligatory upon the successors or assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said party of the first part has hereunto caused this mortgage to be signed on its behalf by its President, thereunto duly authorized so to do, and to be attested by its Secretary, and has caused its common seal to be hereunto affixed the day and year last above written.



KANSAS ALUMNI ASSOCIATION OF  
PHI KAPPA THETA FRATERNITY,  
Kansas Epsilon Chapter,  
a Kansas Corporation

By William J. Hadel  
William J. Hadel, President

Daniel K. Larson  
Daniel K. Larson, Secretary

STATE OF KANSAS )  
COUNTY OF DOUGLAS ) ss:

BE IT REMEMBERED, That on this 2nd day of November,