

KANSAS
FIRST MORTGAGE
REAL ESTATE NOTE

Number 27816

Amount \$1,450,000.00

September 24th 1968

FOR VALUE RECEIVED the undersigned promise to pay to the order of the CITY BOND AND MORTGAGE COMPANY at its office in Kansas City, Missouri, or at such other place as the holder hereof may from time to time designate in writing, the principal sum of ONE MILLION FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,450,000.00) in lawful money of the United States of America, with interest at the rate of 8-1/4 per centum per annum from date until maturity. The said principal and interest shall be payable in (264) successive monthly installments due and payable on the first day of each calendar month commencing on the first day of OCTOBER 1969, the first (263) of said installments being in the sum of ELEVEN THOUSAND NINE HUNDRED TWENTY SIX AND 25/100 DOLLARS (\$11,926.25) each, and the last installment which shall be due on the first day of SEPTEMBER 1991, being in the full amount of the then remaining balance of principal and interest. Each installment shall be applied first to the payment of interest and then principal.

In addition to interest at the rate of 8-1/4 per centum per annum as heretofore provided, the maker hereof agrees to pay as additional interest a sum equal to 2% of the gross income, including any loss of rent insurance proceeds, from the operation of the property described in the mortgage securing this note. Such additional interest shall be computed semi-annually and shall be paid within 60 days after the close of each fiscal year of the maker, and within 60 days after the close of each interim six months period of maker's fiscal year. During the fiscal year of final payment of principal and interest hereunder, said gross income shall be prorated to cover only that portion of said fiscal year or six months period during which any portion of this note is unpaid, and an audited operating statement, establishing the gross income for such portion of the fiscal year or six months period, and complying with the requirements for annual audited operating statements, shall be furnished in connection therewith. Annual audited operating statements establishing the gross income from the property and showing the computation of additional interest shall be furnished to the holder of this note within 60 days of the end of each fiscal year, and any adjustments in the amount of additional interest payable for the preceding interim six months' period which shall be necessary as shown by such annual audited operating statements shall be paid together with such annual audited operating statements. Such statements shall be certified by a certified public accountant who is a member of the American Institute of Certified Public Accountants and shall be in form and substance satisfactory to the holder of this note. Within 60 days after the close of each interim six months' period, the maker shall furnish to the holder of this note interim operating statements for the previous six months period, which statements need not be audited unless required in writing by the holder of this note, but which shall be in form and substance satisfactory to the holder of this note. Maker agrees that proper records and books of account with respect to the operation of the property described in this mortgage securing this note shall be maintained in accordance with sound accounting principles, and that the holder of this note shall be allowed to have access to such records and books of account for the purpose of examining the same at all reasonable times.

If default be made in the payment of any part of said money, either principal or interest, when the same becomes due and payable, or upon any default in the mortgage securing this note, then all of said principal and all interest due at the time of such default shall at the option of the legal holder or holders hereof become at once due and payable without notice. All homestead exemptions and stays laws are hereby expressly waived.

This note is given for an actual loan of the above amount and is secured by a mortgage of even date herewith which is a first lien on the property therein described. If any part of either said principal or interest be not paid at their respective due dates, or shall become due and payable by the exercise of said option, then the same and each of the same shall thereafter bear interest until paid at the rate of ten per cent per annum.