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TWENTY-FIRST: If any of the following events shall occur, without the prior written consent of the Mortgagee being first obtained: (a) the Mortgagor shall convey, transfer or assign the mortgaged premises, or any part thereof or any interest therein, to any other party (which term as used in this paragraph shall be deemed to include, without limitation, any person, corporation, partnership, joint venture, trust, syndicate, firm, association or organization) including, without limitation, by deed, mortgage, assignment, or any other means, or shall take any action towards any of the foregoing; or (b) any attachment or other lien of any kind shall attach to or be placed against any part of the mortgaged premises; or (c) title to the mortgaged premises or any interest therein shall pass to or be acquired by any other party, either voluntarily or involuntarily, or by operation of law or any proceedings are instituted by any party so that title or any interest therein may be so acquired; or (d) the Mortgagor shall file a voluntary petition in bankruptcy, or make an assignment for the benefit of creditors or take any action toward being adjudicated a bankrupt or insolvent; or (e) any bankruptcy, insolvency, reorganization or similar proceedings shall be instituted against Mortgagor; or (f) trustee, receiver, or liquidator shall be appointed for the Mortgagor, or shall take any interest in the mortgaged premises; or (g) the Mortgagor shall take any action toward its liquidation or dissolution; then, in any of such events, the entire unpaid principal balance of the Note and the whole of the indebtedness secured by this Mortgage shall, at the option of the Mortgagee, become due and collectible at once, by foreclosure or otherwise, and without notice. Neither acceptance of any payments from any such other party by the Mortgagee, nor inaction by the Mortgagee, shall be deemed or construed as a waiver of the foregoing option, but such shall be waived only by such prior written consent of the Mortgagee. In the event that the Mortgagee shall give its prior written consent to any such transfer, conveyance or other event described above, the provisions of this paragraph shall be similarly binding upon any transferee or other party thereby acquiring any interest in the mortgaged premises, and the Mortgagor shall pay to the Mortgagee such reasonable transfer fee as the Mortgagee may from time to time require in order to compensate it for the administrative cost of changing its records.

TWENTY-SECOND: The Mortgagor shall perform all obligations on its part to be performed under any leases of the said premises or any part thereof, and shall keep said leases in full force and effect, and shall not accept payment of rent for more than one month in advance.

TWENTY-THIRD: The Mortgagor shall not remove from the mortgaged premises or attempt to sell property covered hereby, without the written consent of the Mortgagee.

TWENTY-FOURTH: If the Mortgagor shall default in the performance or observation of any covenant, condition or term in this Mortgage, the Mortgagee may perform or observe the same, and all payments made or costs of expenses incurred by the Mortgagee in connection therewith, shall be secured hereby and shall be immediately repaid by the Mortgagor to the Mortgagee, with interest thereon at ten per cent (10%) per annum until paid.

TWENTY-FIFTH: The Mortgagee shall not be limited exclusively to the rights and remedies herein stated but shall be entitled to every additional right and remedy now and hereafter afforded by law and may enforce the same at any time and in any order, according to law, including the right after any event of default hereunder, and upon application to the proper court, to the immediate appointment of a Receiver of Rents, without regard to the solvency or insolvency of any person then liable for the payment of the indebtedness hereby secured and without regard to the then value of the aforesaid premises.

TWENTY-SIXTH: This instrument is intended to take effect as a Mortgage and as a Security Agreement; and, as to items of personal property covered hereby, the Mortgagee shall have, in addition to any remedies stated herein, all remedies as provided in the Uniform Commercial Code.

TWENTY-SEVENTH: The Note secured by this Mortgage is additionally secured by an Assignment of Rents being executed and recorded concurrently herewith, and all obligations and amounts expended or incurred by the Mortgagee under the terms or authority of such Assignment are additionally secured hereby.

TWENTY-EIGHT: Now if the debt described in said note be paid when due and the said agreements be kept and performed as aforesaid, then these presents shall be null and void.

But if the default be made in the payment of said note, or any part thereof, or any interest thereon, as therein specified, or in the performance or observance of any agreement herein contained, then all of the indebtedness secured by this mortgage shall, at the option of the Mortgagee, by virtue of this Mortgage, immediately become due and payable, and upon forfeiture of this Mortgage, or in case of default in any of the payments herein provided for, the Mortgagee shall be entitled to a judgment for the sums due upon said note, and the additional sums paid by virtue of this Mortgage, and all costs and expenses of enforcing the same, as provided by law, 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 Mortgagor, and all persons claiming under him, at which sale, appraisal of said property is hereby waived by the Mortgagor and all benefits of the Homestead, Exemption and Stay Laws of the State of Kansas are hereby waived by the Mortgagor.

IN WITNESS WHEREOF, the said first party has caused these presents to be executed by its properly authorized officers and its corporate seal to be hereunto affixed the day and year first above written.