

in the observance or performance of the terms, covenants, and conditions of the Ground Lease on the part of Lessee thereunder to be observed and performed, Fee Owner will notify Mortgagee of such default by a writing, mailed postage prepaid by United States mail, addressed to Mortgagee at Tenth and Baltimore Streets, Kansas City, Missouri, or to the holder hereof at such other place or places as the holder hereof may record with Fee Owner. In the event that such default shall have occurred in the payments of moneys justly due and owing by Mortgagor to Fee Owner and the same shall be paid by Mortgagee to Fee Owner within thirty days subsequent to receipt of such notice, then and thereupon Fee Owner shall have no further rights and remedies with respect to such default, the same being hereby waived, relinquished, and surrendered. In the event that such default shall have occurred with respect to terms, covenants, and conditions of the Ground Lease to be observed and performed by Lessee other than by payment of moneys to Fee Owner, Fee Owner shall give notice thereof to Mortgagee, and if and so long as Mortgagee shall promptly initiate and prosecute with all due diligence all steps necessary and desirable to cure such default including, without implied limitation, proceedings to foreclose or otherwise obtain possession of the Mortgage Property or of any interest therein subject to the lien hereof, Fee Owner shall not exercise any right or remedy with respect to such default then existing or thereafter arising.

SIXTH: Mortgagor covenants that it will procure and maintain at all times while the indebtedness, or any part thereof, remains unpaid, policies of fire insurance in companies satisfactory to the holder of said note, with extended coverage endorsements equal to (eighty (80) per cent of the full insurable value of the building or buildings at any time hereafter erected on the Mortgage Property, and in time of war against loss by war damage in the insurable value of said improvements upon the written request of the holder of said note if such war risk insurance be obtainable from the United States Government or any