

All easements, rents, issues and profits of said premises are pledged, assigned and transferred to the Mortgagee, whether now due or hereafter become due, under or by virtue of any lease or agreement for the use or occupancy of said property or any part thereof, whether said lease or agreement is written or verbal and it is the intention hereby to pledge and rents, issues and profits of said property with said real estate assignment to the Mortgagee of all such leases and agreements and all the avails thereunder, together with the right in case of default, either before or after foreclosure, to enter upon and take possession of, manage, maintain and operate said premises, or any part thereof, make leases for terms deemed advantageous to it, terminate or modify existing or future leases, collect said avails, rents, issues and profits, including but not limited to, when earned, and for such measures whether legal or equitable as it may deem proper to enforce collection thereof, employ and discharge its employees, alter or repair said premises, any furnishings and equipment thereon when it deems necessary, purchase adequate fire and extended coverage and other forms of insurance as may be deemed advisable, and in general exercise all powers ordinarily incident to absolute ownership, advance or borrow money necessary for any purpose herein stated to secure which a lien is hereby created on the mortgaged premises and on the income therefrom, which lien is prior to the lien of any other indebtedness hereby secured, and out of the income retain reasonable compensation for itself, pay insurance premiums, taxes and assessments, and all expenses incurred in its self-liquidation needed for the aforesaid purposes, first on the interest and then on the principal of the indebtedness in payment thereof or not. Whenever all of the indebtedness secured hereby is paid and the Mortgagee, at its option, or when there is no substantial uncorrected default in performance of the Mortgagee's obligations herein, the Mortgagee, on satisfactory evidence, shall relinquish possession and pay to Mortgagor any surplus income in its hands. The possession of Mortgagee may continue until all indebtedness secured hereby is paid in full or until the delivery of a Master's Deed of Special Commissioner pursuant to a decree foreclosing the lien hereof, but if no deed is issued then until the expiration of the statutory period during which it may be issued. Mortgagee shall, however, have the discretionary power at any time to refuse to take or to abandon possession of said premises without affecting the lien hereof. Mortgagee shall have all powers, if any, which it might have had without this paragraph, as suit shall be sustainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph unless commenced within sixty days after Mortgagee's possession ceases.

K. That each right, power and remedy herein conferred upon the Mortgagee is cumulative of every other right or remedy of the Mortgagee whether herein or elsewhere conferred, and that no waiver by the Mortgagee of performance of any covenant hereof or of any obligation contained shall operate in any manner to affect the right of Mortgagee to require performance of the same or any other of said covenants; that whenever the context hereof requires the masculine gender as used herein, shall include the feminine and the neuter and the singular number, as used herein, shall include the plural; that all rights and obligations under this mortgage shall extend to and be binding upon the respective heirs, executors, administrators, successors and assigns of the Mortgagor, and the successors and assigns of the Mortgagee; and that the powers herein mentioned may be exercised as often as occasion therefor arises.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this

23rd day

of December A.D. 19 68

Isaac K. Riley (SEAL)

Melissa Riley (SEAL)

(SEAL)

(SEAL)

State of Kansas

County of Douglas

Mary E. Haid

a Notary Public in and for said County, in the State aforesaid.

DO HEREBY CERTIFY that Isaac K. Riley and Melissa Riley, husband and wife

personally known to me to be the same person or persons whose name or names is or are subscribed to the foregoing

Instrument, appeared before me this day in person and acknowledged that they have signed, sealed and delivered

the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of all rights under any homestead, exemption and valuation laws.

GIVEN under my hand and Notarial Seal this

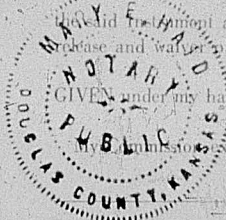
23rd

day of

December

A.D. 19 68.

My Commission Expires April 16, 1969



Mary E. Haid Notary Public

Recorded December 24, 1968 at 8:30 A.M.

James Beane Register of Deeds