

J. All easements, rents, issues and profits of said premises are pledged, assigned and transferred to the Mortgagee, whether now due or hereafter to 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 hereof (a) to pledge said rents, issues and profits on a parity with said real estate and not secondarily and such pledge shall not be deemed merged in any foreclosure decree, and (b) to establish an absolute transfer and assignment to the Mortgagee of all such rents and issues and all the assets hereunder, together with the right in case of default thereof, make leases for terms deemed advantageous to it, terminate or modify existing or future leases, collect said rents, issues and profits, regardless of when earned, and use such moneys whether legal or equitable as it may deem proper to enforce collection thereof, employ, retain agents of other employees, attend or repair said premises, buy furniture and equipment therefor 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 as may be necessary for any purpose herein stated to be necessary, hereby created on the mortgaged premises, and on the income therefrom which lien is prior to the lien of any other mortgage hereon secured, and out of the income retain reasonable attorney's fees, incurred by the exercise of the powers herein given, and from time to time apply any balance of income not in its sole discretion, needed for the foregoing purposes, but in the interest and lien on the personal of the indebtedness hereby secured, before or after any decree of foreclosure, and on the deficiency in the proceeds of sale, if any, whether there be a decree in personam therefor or not. Whenever all of the indebtedness secured hereby is paid, and the Mortgagee, in its sole discretion, feels that there is no substantial uncorrected default in performance of the Mortgagee's obligations hereon, the Mortgagee, on satisfactory evidence thereof, shall relinquish possession and pay to Mortgagee 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 or Special Commissioner's Deed pursuant to a decree, foreclosing the lien hereon, 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 hereon. Mortgagee shall have all powers, which it might have had without this paragraph. No suit shall be sustainable against Mortgagee based upon acts or omissions relating to the subject matter of this paragraph after commencement 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 by law conferred, and may be enforced concurrently therewith, that no waiver by the Mortgagee of performance of any covenant herein or in said obligation contained shall thereafter, in any manner, affect the right of Mortgagee to require or enforce performance of the same or any other of said covenants, that whenever the contract hereon 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 22nd day

of May A.D. 1970
Dwight Perry (SEAL) Barbara Joan Perry (SEAL)
(SEAL) (SEAL)

State of Kansas

County of Douglas

I, Mary E. Haid, a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY that Dwight Perry and Barbara Joan Perry, 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.

Witness my hand and Notarial Seal this 22nd day of May A.D. 1970
My Commission expires April 16, 1973
Mary E. Haid Notary Public
Filed for record in Recorder's Office of County, State of

Recorded May 22, 1970 at 2:26 P.M.

Janice Beem Register of Deeds