

NOTE

LOAN NO. 28047

Amount: \$1,060,000.00
Date November 12, 1970

FOR VALUE RECEIVED, the undersigned maker promises to pay to the order of 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 SIXTY THOUSAND AND NO/100 DOLLARS (\$1,060,000.00) in lawful money of the United States of America, together with interest thereon from the date hereof until maturity at the rate of 8-3/4 per cent per annum. The said principal sum and interest shall be paid together in (300) successive monthly installments due and payable on the first day of each calendar month, commencing on the first day of January, 1971, the first 299 of said installments being in the sum of EIGHT THOUSAND SEVEN HUNDRED TWO AND 60/100 DOLLARS (\$8,702.60), each, and the last installment, which shall be due on the first day of December, 1995, being in the full amount of the then remaining balance of principal and interest. Each of the aforesaid installments shall be applied first to the payment of interest and the remainder thereof to said principal sum.

In addition to and wholly separate from the monthly installments of principal and interest heretofore required, the undersigned maker hereof, for value received, hereby promises and agrees to pay to the order of CITY BOND AND MORTGAGE COMPANY, at its office or such other place as aforesaid, monthly, a sum (hereinafter called "Additional Payment") equal to twenty percent (20%) of the amount by which Gross Monthly Income (hereinafter defined) exceeds Thirteen Thousand Six Hundred Ninety and No/100 Dollars (\$13,690.00). The term Gross Monthly Income shall mean the aggregate amount of all revenues derived from the rental of, and/or the use and occupancy of the "premises", as the said "premises" are defined in the Mortgage of even date herewith given as security hereof, during the calendar month immediately preceding the date on which each Additional Payment is due (Base Period), excepting only, revenues derived from the operation of laundry facilities or vending machines on the said "premises" during said Base Period and without other deduction or offset. The first Additional Payment shall be due on January 1, 1971, and shall be based upon the Gross Monthly Income received during the calendar month (Base Period) of December, 1970. Each subsequent Additional Payment shall be due on the first day of each month following January 1, 1971, until maturity hereof and shall be based on its respective Base Period as aforesaid. The final Additional Payment shall be due on December 1, 1995, based upon Gross Monthly Income received during the calendar month of November, 1995 the final Base Period. No Additional Payment shall be deemed a prepayment of principal or interest as hereinabove separately required.

In addition to the payments on account of principal above required, the privilege is reserved, upon 60 days prior written notice, to pay this loan in full on any installment date herein occurring after January 1, 1983 upon the payment of a premium which is the applicable percentage of the principal balance at the time of the payment, determined as follows:

<u>Period</u>	<u>Prepayment Premium</u>
If prepaid on or after January 1, 1983, and before January 1, 1985	3%
If prepaid on or after January 1, 1985, and before January 1, 1987	2%
If prepaid on or after January 1, 1987, and before December 1, 1995	1%

The payment of this Note is secured by Mortgage of even date herewith to CITY BOND AND MORTGAGE COMPANY covering real estate in the County of Douglas, State of Kansas, together with the improvements thereon and all tenements, hereditaments

"EXHIBIT A"