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Lessee for a term of fifty-five (55) years ending October 27, 2023:

Lots 70, 72, 74, and the North Half (N 1/2) of Lot 76 on Massachusetts Street, subject to party wall contracts recorded in Book 3, page 443, and in Book 32, page 416 in the office of the Register of Deeds of Douglas County, Kansas;

Lots 69, 71, 72, 73, 74, 75 (less that part of Lot 75 dedicated for public use as an alley), and the North Forty (40) feet of Lot 78 on New Hampshire Street;

All that part of the former sixteen-foot alley between Lots 70, 72, 74, and 76 on Massachusetts Street and Lots 69, 71, 73 and 75 on New Hampshire Street lying North of a line beginning at the Southeast corner of the North Half (N 1/2) of Lot 76 on Massachusetts Street, thence running East to the Northwestern line of existing alley, thence Northeasterly on a curve along the Northwestern line of existing alley to a point where it intersects the West line of Lot 75 on New Hampshire Street, such part of said former sixteen-foot alley having been vacated by Ordinance No. 4049 passed and approved by the governing body of the City of Lawrence, Kansas, on February 24, 1970, and recorded in the office of the Register of Deeds of Douglas County, Kansas, in Book 267 at page 536, subject to the utility easement reserved therein pursuant to the authority of K.S.A. 13-443 and K.S.A. 1969 Supp. 12-512(a);

all in the City of Lawrence, Douglas County, Kansas,

(said lease as heretofore or hereafter modified, amended, supplemented, renewed, or extended, is hereinafter called "the Ground Lease").

(b) The fee simple title of Fee Owner in and to all of the real estate hereinabove described in subparagraph (a), subject, however, to the leasehold estate created and evidenced by the Ground Lease, and provided that, anything herein contained to the contrary notwithstanding, the Fee Owner shall not have any personal liability whatever for any sums secured or which may become secured by this mortgage.

(c) All buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the real estate, and all fixtures, machinery, equipment of every nature whatsoever now or hereafter owned by the Borrower and located in, on, or used or intended to be used in connection with the operation of said real estate, buildings, structures, or other improvements,