

SAND BODENWORTH STATIONERY CO. KANSAS CITY MO 64114

Trustee, The Guardian Trust Company, the valid, binding and legal obligations of the Company, and this Indenture a valid mortgage on the property of the Company, hereinafter described, to secure the payment of said Bonds as herein provided, have been done and performed, and the creation and issue of said Bonds and the execution and delivery of this Mortgage Deed of Trust have been in all respects duly authorized;

NOW THEREFORE, THIS INDENTURE WITNESSETH: That The Kansas City, Kaw Valley and Western Railroad Company, for an in consideration of the premises and of the sum of One Dollar (\$1.00) lawful money of the United States of America; to it in hand paid by said The Guardian Trust Company and L.E. Foote of Cleveland, Ohio, Trustees, at or before the enrolling and delivery of these presents, the receipt whereof is hereby acknowledged, and in pursuance of the direction and authority of its directors and stockholders, given as hereinbefore recited, and in order to secure equally and ratably the prompt and punctual payment of the principal and interest of all of the Bonds aforesaid at any time outstanding, and the performance of the promises, covenants, and agreements herein and in said Bonds contained, has granted, bargained, sold, aliened, conveyed, assigned, transferred, set over, released, pledged and confirmed, and by these presents does grant, bargain, sell, alien, convey, assign, transfer, set over, release, pledge and confirm unto said The Guardian Trust Company and L.E. Foote, of Cleveland, Ohio, Trustees, and to their successors in the trust hereby created, and assigns forever, the following described railroads, property, rights, franchises and privileges, to-wit:

All of the following described property lying, being and situated in the County of Wyandotte and State of Kansas, to-wit:

All of the Lots numbered Eight (8) and Nine (9) in Block Two (2) in Orchard Place, an addition to Bonner Springs, according to the recorded plat of said Orchard Place, as the same appears on record in the office of the Register of Deeds of Wyandotte County, Kansas.

And also a tract of land contiguous thereto described as follows: Commencing at the southwest corner of said Lot number Nine (9) in said Orchard Place, running thence northwesterly along the westerly line of said Orchard Place to the northwest corner of said lot eight (8) being a point on the south line of second street in Orchard Place in Bonner Springs, aforesaid, as originally platted and filed, running thence westerly along the south line of said Second Street produced for a distance of three hundred (300) feet; thence southeasterly to a point on the northerly line of Front Street produced, in said Bonner Springs, said point being one hundred and fifty (150) feet from the point of beginning; thence northeasterly to the point of beginning, being the land upon which is located the car barns in the City of Bonner Springs.

And also the following described tract in said County of Wyandotte; Beginning at the intersection of the south line of the right of way of The Kansas City, Kaw Valley & Western Railroad Company as at present located with the north line of the Kaw Valley Macadam Road in Section Twenty one (21) Township Eleven (11) Range Twenty three (23) and running thence westerly seventy-five (75) feet to a point; thence south one hundred and twenty six and sixty one hundredths (126.61) feet to a point on the north line of said Kaw Valley Macadam Road as at present located; thence northeasterly to the point of beginning, being the ground upon which is located the Substation on the lands formerly of Joseph Gilliford as now existing and in operation.

And also all the railroads and rights of way of The Kansas City, Kaw Valley & Western Railroad Company located and situated in the Counties of Wyandotte, Leavenworth and Douglas in the State of Kansas as now located or described as follows:

Commencing at the connection of the railroad of The Kansas City, Kaw Valley & Western Railroad Company with the lines of the Metropolitan Street Railway Company in City Park in Kansas City, Wyandotte County, Kansas, at or near the western city limits of said Kansas City; thence running in a general westerly and southwesterly direction through the said County of Wyandotte and through the town of Edwardsville on a strip of land parallel to and adjacent to Winter Street in said town of Edwardsville, and thence in a general westerly direction to the city of Bonner Springs; thence through said City of Bonner Springs and on and along Front Street in said City of Bonner Springs to an intersection with Second Street in said City; thence northerly to the northerly city limits of said Bonner Springs as said road is now constructed and in operation.

And also all of the railroads and rights of way at present acquired, or hereafter to be acquired, of The Kansas City, Kaw Valley & Western Railroad Company, running from a connection with the present lines in the City of Bonner Springs in a general westerly and southwesterly direction through the Counties of Wyandotte, Leavenworth and Douglas, through the City of North Lawrence, and across the Kansas River into and through the City of Lawrence in said Douglas County aforesaid.

And also all other railroads of the Company and all branches and extensions thereof as the same now are, or may hereafter be located, constructed or acquired by the Company.

And also all corporate property, real, personal and mixed, all rights of way, licenses, easements, depot grounds and otherlands, tracks, bridges, viaducts, culverts, trestles, fences and other structures, depots, buildings and improvements, power plants, power houses, substations, engine houses, car barns, freight houses, waiting rooms, and all machine and other shops, whether now or hereafter held, owned, constructed or acquired for use in connection with said railroads or any railroads hereafter acquired by the Company.

And also all motors, cars and other rolling stock, iron and steel rails, switches, turnouts, turntables, ties, chains, wares and all machinery, engines, boilers, dynamos, generators, electrical equipment and apparatus, poles, wires, lamps, trolleys and all tools, implements, fuel and materials for constructing, operating, repairing or replacing the said railroads, or any part thereof, or any of its equipment or appurtenances, whether now held or hereafter acquired, all of which things are hereby declared to be appurtenances and fixtures of said Company.

And also all other property, real, personal or mixed, of the Company, and also all property, real, personal or mixed, railroads, fixtures, chattels, rights, contracts, agreements and leases, franchises and privileges of whatsoever nature or description, now owned or hereafter acquired by the Company.

And also all corporate rights, powers, privileges and franchises incident or necessary to the ownership, maintenance, use and operation, of the said railroads and the property aforesaid, whether now held or hereafter acquired by the Company.

And also all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to the said railroads, and to the said property, or any part thereof, and to the said franchises, and the reversions, remainders, revenues, tolls, rents, issues and profits thereof.

And also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of said Company, in and to the above described railroads, plants, property and premises, and all and every part and parcel thereof, with the appurtenances, thereto, it being hereby intended to convey and mortgage all property of any sort or nature, whether real, personal or mixed, which the Company now owns or which it may hereafter acquire.

It is the purpose to include in this conveyance all property, real, personal and mixed, of every kind, nature and description, whatsoever and whosoever situated, now owned or hereafter acquired by the Company, except moneys, bills receivable, accounts receivable, stocks, bonds, securities, supplies and accessories, all of which are expressly reserved and excepted by the Company from the lien of this mortgage for the sole purpose of permitting the free operation and conduct of the regular business of the Company; provided, however, and it is expressly agreed by the parties hereto that in the event of the entry and possession of the property herein conveyed by the Trustees, or their successors in the trust