

part, and that upon violation of this undertaking or the passage by the State of Kansas of a law imposing payment of the whole or any portion of any of the taxes aforesaid upon the party of the second part, or upon the rendering by any court of competent jurisdiction of a decision that the undertaking by the party of the first part as herein provided, to pay any taxes or assessments is legally inoperative, then, in any such event, the debt hereby secured, without deduction, shall at the option of the party of the second part become immediately due and collectible, notwithstanding anything contained in this mortgage or any law thereafter enacted. The party of the first part further agrees not to suffer or permit all or any part of the taxes or assessments to become or remain delinquent, nor to permit the said property or any part thereof, or any interest therein, to be sold for taxes, and further agrees to furnish annually to the party of the second part, on or before the 10th day of July the certificate of the proper authority, showing full payment of all such taxes and assessments.

SIXTH. That the parties hereto further agree that all the covenants and agreements of the party of the first part herein shall extend to and bind its successors and assigns, and shall inure to the benefit of the party of the second part, its successors and assigns.

SEVENTH. That in the event of foreclosure, party of the first part agrees that the period of redemption shall be not more than six months from the date of the foreclosure sale, this agreement being made by party of the first part pursuant to the provisions of Section 60-3439 of the General Statutes of Kansas, 1935.

EIGHTH. That in the event of the sale by party of the first part of any of the properties hereinabove described, party of the second part, or its assigns, will execute and deliver partial releases of this mortgage upon payments as follows: Payment of \$100,000.00 in case of sale of Lots 18 and 20 on Massachusetts Street in the City of Lawrence, Douglas County, Kansas, or sale of Lots 351 and 352 in Ward 1 in the City of Manhattan, Riley County, Kansas; payment of \$30,000.00 in case of the sale of Lots 393 and 394 in