

40

receivers, transportation lines, distribution systems, bridges, culverts, tracts; all office buildings and structures, and the equipment thereof; all machinery, engines, regulators and meters; all pipes whether for gas or other purposes; all mains and pipes, service pipes, fittings, valves and connections, tools, implements, apparatus, furniture, and chattels; all lines for the transportation or distribution of gas for any purpose, including pipes, conduits and all apparatus for use in connection therewith; all real estate, lands, leases, easements; all easements, servitudes, licenses, permits, rights, powers, franchises (except the franchise to be a corporation), privileges, rights of way and other rights in or relating to real estate or the occupancy of the same and (except as hereinafter or hereinafter expressly excepted) all the right, title and interest of the Company in and to all other property of any kind or nature appertaining to and/or used and/or accepted and/or enjoyed in connection with any property hereinbefore described:

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to the aforesaid mortgaged property or any part thereof, with the reversion and reversions, remainder and remainders and (subject to the provisions of § 501) the tolls, rents, revenues, issues, earnings, income, product and profits thereof and all the estate, right, title and interest and claim whatsoever, at law as well as in equity, which the Company now has or may hereafter acquire in and to the aforesaid mortgaged property and franchises and every part and parcel thereof:

It is HEREBY AGREED by the Company that all the property, rights and franchises acquired by the Company after the date hereof (except any hereinafter or hereinafter expressly excepted) shall (subject to the provisions of § 501 and to the extent permitted by law) be as fully embraced within the lien hereof as if such property, rights and franchises were now owned by the Company and/or specifically described herein and conveyed hereby:

EXCEPTED PROPERTY

EXCEPTED AND RESERVING from the lien and operation of this Indenture all of the properties of the Company hereinafter described, together with the appurtenances thereof:

PARCELS OF REAL ESTATE

All those certain pieces and parcels of land situate in the County of Montgomery, State of Kansas, described as follows:

- (1) Lots 3 and 4, Block 1, Chichester's Addition to Cherryvale, Kansas.
- (2) Lot 1 of Outlot 1, being a Subdivision of C. C. and Baldwin's Second Addition to Cherryvale, Kansas.

All those certain pieces and parcels of land situate in the County of Wyandotte, State of Kansas, described as follows:

- (1) Lot 2, Block 1, Crescent Hill Reuniversity Addition to Kansas City, Kansas.
- (2) "Tract 9111 beginning at a point, said point being three hundred and thirty (330) feet, more or less, east and one hundred and fifty (150) feet north of the southeast corner of Block No. one hundred and seventy-five (175); running thence west sixty (60) feet, more or less, to a point on the east side of Perry Street, running thence northwesterly along the east side of Perry Street twenty-seven (27) feet, more or less, to a point; running thence east sixty (60) feet, more or less, to a point; running thence southwesterly twenty-seven (27) feet, more or less, to a point or place of beginning; being tract ninety-one (91) B, in the Original Town of Wyandotte, now an addition to the City of Kansas City, as surveyed, platted and recorded."

All those certain pieces and parcels of land situate in the County of Johnson, State of Kansas, described as follows:

- (1) Lots 1 and 2 and the west 10' of Lot 17, Westport View.

42

All those certain pieces and parcels of land situate in the County of Buchanan, State of Missouri, described as follows:

- (1) Lots numbered 1 and 2 and fractional part of Lot Number 3, Block No. 2, Mitchell's Addition to the City of Saint Joseph, Missouri, 5th & Olive Streets, containing 21,031 square feet.

That certain piece or parcel of land situate in the County of Jackson, State of Missouri, described as follows:

- (1) All that part of the Southwest Quarter of the Northeast quarter of Section Ten (10), Township forty-eight (48), Range Thirty-three (33), in Kansas City, Missouri, described as follows to-wit:

Beginning at a point where the South line of Seventieth Street intersects the West line of Cleveland Avenue; thence South along the West line of Cleveland Avenue three hundred (300) feet; thence West four hundred sixty-seven (467) feet, more or less, to the East line of Shiloh Park; thence North thirty (30) feet to the South line of Seventieth Street; thence East four hundred sixty-seven and nineteen hundredths (467.19) feet along the South line of Seventieth Street to the point of beginning.

All those certain pieces and parcels of land situate in the County of Nowata, State of Oklahoma, described as follows:

- (1) Lot Number 1, Block Number 3 in Panny L. Dawson Addition to the City of Nowata, Oklahoma.
- (2) Lots numbered 5 and 6, Block number 2, Cassidy Place in Section 36, Township 26, Range 15 East, West of Nowata city limits.

Provided, however, that in addition to the reservations and exceptions hereinbefore contained, the following are not and are not intended to be now or hereafter granted, conveyed, sold, warranted, aliened, remised, released, conveyed, assigned, transferred, mortgaged, pledged, set over or confirmed hereunder and are hereby expressly excepted from the lien and operation of this Indenture, viz: (1) all bills, notes and accounts receivable, cash on hand or in bank, judgments, gas purchase, gas sales and other contracts, choses in action, operating agreements, existing leases in which the Company is lessor and leases hereafter made of portions of the mortgaged property in

43

which the Company is lessor; (2) all shares of stock and certificates or evidences of interest therein, and all bonds, notes and other evidences of indebtedness or certificates of interest therein and other securities owned or possessed by the Company (except securities or obligations specifically subjected to the lien hereof or required to be pledged by the terms of this Indenture); (3) all gas in pipe lines or storage reservoirs; (4) all goods, wares, merchandise, appliances, equipment, apparatus, materials or supplies held or acquired by the Company for the purpose of sale or resale or leasing to its customers in the ordinary course and conduct of its business and all conditional sales contracts, chattel mortgages or other contracts resulting from the disposition thereof; all fuel, oil, materials, equipment, stores and supplies and other personal property which are consumable in their use in the operation of any of the properties of the Company and conveying, equipment acquired for temporary use; and (5) all aircraft, pulling sticks, buses, motor coaches, automobiles and other motor vehicles and materials and supplies held for the purpose of repairing or replacing any of the same (in whole or in part); and all timber, minerals, mineral rights and royalties; whether any of the property described in clauses (1) to (5), inclusive, above be now owned or hereafter acquired by the Company.

The Company may, however, subject to the lien and operation of the Indenture all or any part of the Excepted Property.

To HAVE AND TO HOLD, all such properties, real, personal and mixed, granted, bargained, sold, warranted, aliened, remised, released, conveyed, assigned, transferred, mortgaged, pledged, set over or confirmed by the Company as aforesaid, or intended so to be, unto the Trustees and their respective successors or assigns in the trust and its and their assigns, forever:

SUBJECT, HOWEVER, to permitted encumbrances as defined in § 101, and, as to any property hereafter acquired by the Company, to any lien thereon existing, and to any liens for unpaid portions of the purchase money placed thereon at the time of such acquisition, and also subject to the provisions of Article 12:

IN TRUST, NEVERTHELESS, upon the terms and trusts herein set forth, for the equal and proportionate benefit, security, and protection of