

COMMITMENT

SCHEDULE A

<u>COMMITMENT No.</u>	<u>EFFECTIVE DATE:</u>	<u>Policy or Policies to be issued:</u>	
		<u>ALTA Owner's Policy</u> <u>(6-17-06)</u>	<u>ALTA Loan Policy</u> <u>(6-17-06)</u>
08-08-64-DIVINE TRACT: A:28-30	AUGUST 12, 2008 at 8 o'clock A.M.	\$T.B.D.	

Proposed Insured -- LOAN:

Proposed Insured -- OWNER'S:

T.B.D.

The estate or interest in the land described or referred to in the Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

KIMBALL INTERNATIONAL, INC.

The land referred to in this Commitment is described as follows:

A part of the Northwest Quarter of Section 33, Township 4 North, Range 3 West, situated in Mitchelltree Township, Martin County, Indiana, and more particularly described as follows: Beginning at a stone marking the Northwest corner of Section 33; thence along the North line of said section, North 90 degrees 00 minutes 00 seconds East, 2184.03 feet to a P.K. nail set flush with the road surface in the centerline of County Road 19; thence along said the meanderings of said centerline, South 27 degrees 30 minutes 51 seconds West, 1244.94 feet to a P.K. nail set flush with the road surface; thence continuing along the meanderings of said centerline, South 06 degrees 50 minutes __ seconds West, 1446.98 feet to a P.K. nail set flush with the road surface; thence continuing along the meanderings of said centerline, South 00 degrees 44 minutes 48 seconds West, 118.14 feet to a P.K. nail set with the road surface on the South line of the Northwest Quarter of said section; thence along said South line, South 89 degrees 57 minutes 39 seconds West, 1435.94 feet to a 5/8" iron pin bearing a plastic cap inscribed W.L. Clark IN S0013 set flush with the ground at the calculated Southwest corner of said Northwest Quarter; thence along the West line of said section, North 00 degrees 01 minutes 25 seconds East, 2659.90 feet to the point of beginning. Containing 102.23 acres, more or less.

EXCEPTING THEREFROM; the following described tract: Commencing at a stone marking the Northwest corner of Section 33; thence along the North line of said section, North 90 degrees 00 minutes 00 seconds East, 2184.03 feet to a P.K. nail set flush with the road surface in the centerline of County Road 19; thence along said meanderings of said centerline, South 27 degrees 30 minutes 51 seconds West 936.02 feet to a P.K. nail set flush with the road surface and being the POINT OF BEGINNING; thence continuing along said the meanderings of said centerline, South 27 degrees 30 minutes 51 seconds West, 308.92 feet to a P.K. nail set flush with the road surface; thence continuing along the meanderings of said centerline, South 06 degrees 50 minutes 50 seconds West, 355.62 feet to a P.K. nail set flush with the road surface; thence North 75 degrees 09 minutes 17 seconds West, 156.11 feet to a 5/8 inch iron pin bearing a plastic cap inscribed W. L. Clark IN S0013 set flush with the ground and hereon called an "iron monument" thence North 11 degrees 19 minutes 45 seconds East, 499.59 feet to an "iron monument" thence North 27 degrees 30 minutes 51 seconds East, 195.99 feet to an "iron monument"; thence South 62 degrees 29 minutes 09 seconds East, 166.07 feet to the point of beginning. Containing 2.33 acres, more or less.

- Containing in all after said exception 99.90 acres, more or less.
- Subject to all easements and road rights-of-way of record.
- Bearings in this description are based on the North line of Section 33.

Schedule A Continued:

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ALSO:

All that part of the following real estate West of the centerline of the County Road running through the following tract:

A part of the Southeast Quarter of the Southwest Quarter of Section 28, Township 4 North, Range 3 West situated in Mitchelltree Township, Martin County, Indiana, being more particularly described as follows: Beginning at a tree marking the Southeast corner of the Southeast Quarter of the Southwest Quarter of said section, thence North 00 degrees 41 minutes 34 seconds West, 607.19 feet to a 5/8 inch iron pin bearing a plastic cap inscribed W. L. Clark IN S0013 set flush with the ground and hereon called an "iron monument", thence South 55degrees 19 minutes 43 seconds West, 1067.28feet to an "iron monument" on the South line of said section; thence along said South line, North 90 degrees 00minutes 00 seconds East, 885.10 feet to the point of beginning. Containing 6.17 acres, more or less in said tract, and approximately 2.5 acres more or less in that part hereby conveyed.

--- End of Schedule A ---

SCHEDULE B

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Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- A. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
- B. Payment of the full consideration to, or for the account of, the grantors or mortgagors should be made.
- C. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable should be made.
- D. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by the Commitment.
- E. Any Owner's Policy issued pursuant hereto will contain under Schedule B the General Exceptions set forth below. Any Loan Policy will contain under Schedule B General Exceptions 1, 2 and 3 unless a satisfactory survey is furnished; General Exception 4 will appear unless satisfactory evidence is furnished that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

General Exceptions:

1. Rights or Claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by any public records.
5. Taxes or special assessments which are not shown as existing liens by the public record.

F. Special Exceptions:

1. Taxes for 2007 due and payable 2008, in the name of Kimball International, Inc.,
Parcel # 006-33431-02 (Map # 51-05-33-200-002.000-006) (25.9 A)
May installment: \$2.50 PAID November installment: \$2.50 PAID

Parcel # 006-33430-01 (Map # 51-05-33-200-001.000-006) (74 A)
May installment: \$2.50 PAID November installment: \$2.50 PAID

Parcel # 006-28431-14 (Map # 51-05-28-300-041.000-006) (2.5 A)
May installment: \$2.50 PAID November installment: \$2.50 PAID
2. Taxes for 2008 due and payable in 2009, a lien, but not yet due and payable and taxes for all subsequent years which are not yet a lien.
3. Application for Forestry recorded 5-3-73, in Misc. Record 17, page 479.
4. Subject to a Road Right of Way - County Road 19.
5. Rights of the Public, State of Indiana, County and Municipality in and to that part of the premises taken or used for road purposes.
6. Rights of way for drainage tiles, ditches, legal drains, feeders and laterals, if any.

NOTE: The acreage in the legal description is shown for convenience only and should not be construed as insuring the quantity of land set forth in said description.

--- End of Schedule B ---