

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-Gen.-Ref TRACT: A: 52-58	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:

The Southeast Quarter of the Southeast Quarter of Section 34, Township 3 North, Range 4 West; and,

Also, the East half of the Northeast Quarter of Section 3, Township 2 North, Range 4 West, excepting therefrom a tract in the Southeast corner thereof owned by Samuel Albaugh and being that portion of said 80 acre tract South of the New Albany and Vincennes Road, and containing about 65 acres in the part herein conveyed; and,

Also, that portion of the Northwest Quarter of the Northwest Quarter of Section 2, Township 2 North, Range 4 West, lying north of the New Albany and Vincennes Highway, excepting therefrom a tract described as follows: Commencing at the Southwest corner of said 40 acre tract and running thence North 7 rods; thence East 73 rods; thence South 7 rods; thence West 73 rods to the place of beginning, and containing in the portion herein conveyed, about 37 acres.

The West half of the Northeast Quarter of Section 3, Township 2 North, Range 4 West.

The East Half of the Northwest Quarter of the Southeast Quarter in Section 3, Township 2 North, Range 4 West, containing 100 acres.

All that part of the Northeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 3, Township 2 North, Range 4 West, which lies North of the Vincennes and New Albany Road.

The Southeast Quarter of the Southwest Quarter of Section 27, Township 3 North, Range 4 West, EXCEPT one acre for school house and church, containing 39 acres, more or less.

The Southwest Quarter of the Southwest Quarter of Section 27, Township 3 North, Range 4 West, containing 40 acres, more or less.

The Northwest Quarter of the Northwest Quarter of Section 34, Township 3 North, Range 4 West, containing 40 acres, more or less.

The West half of the Northeast Quarter of the Northwest Quarter of Section 34, Township 3 North, Range 4 West, containing 20 acres, more or less.

The East Half of the Northeast Quarter of the Northwest Quarter of Section 34, Township 3 North, Range 4 West, containing 20 acres, more or less.

The Southeast Quarter of the Northwest Quarter of Section 34, Township 3 North, Range 4 West, containing 40 acres, more or less.

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Excepting therefrom: A part of the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 35, Township 3 North, Range 4 West and more specifically described as follows: Beginning at the Northeast corner of the Southeast Quarter of Northwest Quarter; thence West along the North line of the quarter quarter Section 40 feet; thence South parallel with the East line of the quarter quarter Section 665.06 feet; thence East parallel with the North line of the quarter quarter Section 40 feet to the East line of the quarter quarter Section. Thence North along the East line of the quarter quarter Section 665.06 feet to the point of beginning containing 0.62 acre, more or less.

Also Excepting: A part of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 35, Township 3 North, Range 4 West and more particularly described as follows: Beginning at the Northeast corner of the Southeast Quarter of the Southeast Quarter of the Northwest Quarter; thence South along the East line of said quarter quarter quarter Section to a point 602.84 feet North of the Southeast corner of said quarter quarter quarter Section; thence West 40 feet; thence North to a point 40 feet East of the point of beginning; thence East 40 feet to the point of beginning, containing approximately 0.06 acre, more or less.

The Northeast Quarter of the Southwest Quarter of Section 34, Township 3 North, Range 4 West, containing 40 acres, more or less.

The Southwest Quarter of the Southeast Quarter of Section 34, Township 3 North, Range 4 West, containing 40 acres, more or less.

The Southeast Quarter of the Southwest Quarter of Section 34, Township 3 North, Range 4 West, containing 40 acres, more or less.

The Northeast Quarter of the Southeast Quarter of Section 34, Township 3 North, Range 4 West, containing 40 acres, more or less.

Part of the Northwest Quarter of the Southeast Quarter of Section 34, Township 3 North, Range 4 West, described as follows: Beginning on the East line of said quarter quarter at a point 58 rods North of the Southeast corner of said quarter quarter, thence South 58 rods to the Southeast corner; thence West 80 rods to the Southwest corner of said quarter quarter, thence North on the West line 22 rods; thence in a Northeast direction 80 rods, more or less, to the place of beginning, containing 20 acres, more or less.

Two acres in the form of a square in the Southeast corner of the South half of the Northeast Quarter of Section 34, Township 3 North, Range 4 West.

The East Half of the Northwest Quarter of Section 35, Township 3 North, Range 4 West, containing 80 acres, more or less.

The Southwest Quarter of the Northwest Quarter of Section 35, Township 3 North, Range 4 West, containing 40 acres, more or less.

The North Half of the Southwest Quarter of Section 35, Township 3 North, Range 4 West, containing 80 acres, more or less.

The Northwest Quarter of the Southeast Quarter of Section 35, Township 3 North, Range 4 West, containing 40 acres, more or less.

The West Half of the West Half of the Northwest Quarter of the Northwest Quarter of Section 35, Township 3 North, Range 4 West, containing 10 acres, more or less.

Six (6) acres of even width off the East side of the Northeast Quarter of the Northeast Quarter of Section 34, Township 3 North, Range 4 West.

The South Half of the Northeast Quarter of Section 34, Township 3 North, Range 4 West, except 2 acres in a square out of the Southeast corner thereof, leaving 78 acres, more or less.

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Also, a part of the Northwest Quarter of the Southeast Quarter of Section 34, Township 3 North, Range 4 West: Beginning at the Northwest corner thereof and running thence East to the Northeast corner thereof; thence South 22 rods, thence South of West to a point 58 rods South of the place of beginning, and thence North to the place of beginning, containing in 20 acres, more or less.

Part of the East Half of the Southwest Quarter of the Southwest Quarter of Section 7, Township 3, North, Range 3 West, more particularly described as follows: Beginning at a 1 1/4 inch iron pipe at the Northeast corner of said East half, thence due South on the East line of said East Half 198.0 feet to limestone monument; thence South 89 degrees 49 minutes West 678.5 feet to a limestone monument on the West line of said East Half, thence due North 198.0 feet to the Northwest corner of said East half, thence North 89 degrees 49 minutes East 678.5 feet to the point of beginning, containing 3 acres more or less.

Part of the East Half of the Southwest Quarter of the Southwest Quarter of Section 7, Township 3 North, Range 3 West, more particularly described as follows: Beginning at a one inch iron pipe at the Southeast corner of said East half, thence South 89 degrees 45 minutes West 678.5 feet to a 3/4 inch iron pipe at the Southwest corner of said East half, thence due North, 1131.9 feet to a limestone monument, 198.0 feet due South of the Northwest corner of said East half; thence North 89 degrees 49 minutes East 678.5 feet to a limestone monument, 198.0 feet due South of a 1 1/4 inch iron pipe at the Northeast corner of said East half, thence due South 1131.1 feet to the point of beginning, containing 17.62 acres, more or less.

Also, part of the North half of the East Half of the Northwest Quarter of the Northwest Quarter of Section 18, Township 3 North, Range 3 West, more particularly described as follows: Beginning at a 1 inch iron pipe at the Northeast corner of said North Half, thence due South on the East line of said North Half, 318.9 feet, to a limestone monument, thence North 89 degrees 38 minutes West 678.5 feet to a limestone monument, thence due North 311.6 feet to 3/4 inch pipe at the Northwest corner of said North half, thence North 89 degrees 45 minutes East 678.5 feet to the point of beginning, containing 4.91 acres, more or less.

Containing in both tracts 22.53 acres, more or less.

Being all the land conveyed to Theodore Holt in Deed Record 85 on page 594, that lies North of a line parallel to and 225.0 feet North of the centerline of a County Road running East and West thru said land.

Also, beginning at a point on the South line of the above 22.53 acres which is South 89 degrees 38 minutes East 15.0 feet from the Southwest corner of said 22.53 acres, thence continuing South 89 degrees 38 minutes East 30.0 feet, thence due South 225.0 feet to a railroad spike in the centerline of a County Road, thence North 89 degrees 38 minutes West 30.0 feet to a railroad spike in the centerline of said County Road, thence due North 225.0 feet to the point of beginning.

The Northeast Quarter of the Southwest Quarter of Section 7, Township 3 North, Range 3 West, except 4 3/4 acres in the Southwest corner thereof, said exception being described as follows: Commencing at the top of the Bluff on the South line of the said Northeast Quarter of the Southwest Quarter of Section 7, Township 3 North, Range 3 West, and running thence West to the Southwest corner of said quarter quarter section; thence North 29 rods, thence East 24 1/2 rods, thence Southeast to the place of beginning, said exception containing 4 3/4 acres, more or less, and containing after said exception 35 1/4 acres, more or less.

Also, the South half of the Northwest Quarter of the Southwest Quarter of Section 7, Township 3 North, Range 3 West, except 5 acres out of the Northwest corner of the above described land, more particularly described as follows: Beginning at a point 40 rods South of the Northwest corner of the Northwest Quarter of the Southwest Quarter of said Section; Township and Range, thence South 20 rods, thence East 40 rods, thence North 20 rods, thence West 40 rods to the place of beginning, said exception containing 5 acres, more or less, and containing after said exception 15 acres, more or less.

--- End of Schedule A ---

Schedule B Continued:

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6. Rights of way for drainage tiles, ditches, legal drains, feeders and laterals, if any.
7. Rights of ways as Stated in Deed Records 94, Page 460 and 12, Page 267.
8. Easement To East Fork Water Inc., Recorded 2-11-76, As Stated in Deed Record 109, Page 399.
9. Subject to a Right of Way heretofore granted to Foster Travillo located on the South side of the subject tract.

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 ---