

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>
08-08-58-CONSERVANCY TRACT: B: 10-15	AUGUST 22, 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 piece of land located in the Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 13, Township 1 North, Range 2 West, described as follows:

Beginning at a point in the East line of said quarter quarter, which point is 573.0 feet South of the stone at the Northeast corner of said quarter quarter, thence South 748.1 feet to the southeast corner of said quarter quarter, thence South 89 degrees 37 minutes West along the south line of said quarter quarter 628.9 feet, thence North 33 degrees 8 ½ minutes East 970.4 feet to a point in the South line of a County Road, thence with said South line South 58 degrees 28 ½ minutes East 115.4 feet to the point of beginning. Containing six and sixty-eighths hundredths (6.68) acres.

Bearings referred to the east line of said quarter quarter as north and south.

Also, a part of the Southwest Quarter of the Southwest Quarter of Section Thirteen (13), Township One (1) North, Range Two (2) West, more particularly described as follows, to-wit:

Beginning at the northeast corner of said Southwest Quarter of Section Thirteen (13) aforesaid, running thence South One Hundred Eighty (180) feet, thence West Two Hundred Forty Two (242) feet, thence North One Hundred Eighty (180) feet, thence East Two Hundred Forty Two (242) feet to the place of beginning, containing One (1) acre more or less.

Also, the Northeast Quarter of the Southwest Quarter of Section Thirteen (13), in Township One (1) North of Range Two (2) West, containing Forty (40) acres, more or less. EXCEPT THEREFROM: A part of the Northeast Quarter of the Southwest Quarter of Section Thirteen (13), Township One (1) North, Range Two (2) West, beginning at the Northwest corner of the Northeast Quarter of the Southwest Quarter of the above named section, township and range, and run thence South 326.5 feet to the place of beginning proper, thence South to the North line of the French Lick and Moores Ridge Macadamized Road, thence in a southeasterly direction along the north line of said Road 208.7 feet, thence North 208.7 feet, thence in a northwesterly direction to the place of beginning, containing one acre, more or less, leaving herein 39 acres, more or less.

EXCEPTING THEREFROM; That part of the Northeast Quarter of the Southwest Quarter of Section 13, Township 1 North, Range 2 West, 2nd P.M., located in Orange County, Indiana, described as follows; Beginning at the northwest corner of the Northeast Quarter of the Southwest Quarter of said Section; thence South 326.5 feet to the North line of a tract owned by Carolyn Hallam (Book 129, page 451); thence southeasterly with said Hallam line 208.7 feet; thence South 208.7 feet to the north right of way of the French Lick Moores Ridge Road; thence East along said right of way

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along a curve concave to the North 22.5 feet; thence North 637.5 feet to the centerline of said Section; thence West along said centerline 203.7 feet to the point of beginning, containing 1.93 acres.

EXCEPTING THEREFROM; Part of the Northeast Quarter of the Southwest Quarter of Section 13, Township 1 North, Range 2 West, French Lick Township, Orange County, Indiana being more particularly described as follows: Commencing at a 5/8 inch rebar set this survey at the northwest corner of said quarter quarter section; thence along the north line of said quarter quarter section North 88 degrees 19 minutes 59 seconds East 208.70 feet to a 5/8 inch rebar set this survey; thence leaving said north line South 00 degrees 45 minutes 46 seconds East 386.61 feet to a 5/8 inch rebar set this survey at the POINT OF BEGINNING of this description; thence North 89 degrees 14 minutes 13 seconds East 21.17 feet to a 5/8 inch rebar set this survey; thence South 00 degrees 45 minutes 47 seconds East 200.42 feet to a 5/8 inch rebar set this survey; thence South 89 degrees 14 minutes 13 seconds West 21.17 feet, thence North 00 degrees 45 minutes 46 seconds West 200.42 feet to the point of beginning; and containing 0.097 acres, more or less.

Also, the North Half of the Southeast Quarter of the Southwest Quarter of Section 13, same township and range, containing Twenty (20) acres, more or less.

Also, the South Half of the Southeast Quarter of the Southwest Quarter of Section Thirteen (13), Township One (1) North, Range Two (2) West, containing Twenty (20) acres, more or less.

Also, The West Half of the Northeast Quarter of SECTION Twenty-four (24), in Township One (1) North, Range Two (2) West, containing eighty (80) acres, more or less.

Also, the Northeast Quarter of the Northwest Quarter of Section Twenty-four (24), Township One (1) North, Range Two (2) West, containing forty (40) acres, more or less.

EXCEPTING THEREFROM ALL OIL AND MINERAL RIGHTS.

--- End of Schedule A ---

Schedule B Continued:

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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 2-20-68, in Forestry Book 2, page 1.
4. Oil & Gas Lease recorded , in Misc. Record 60, page 704.
5. Easement to Indiana Statewide Rural Electric Cooperative, Inc.(THE HOOSIER ENERGY DIVISION), recorded 8-19-66, in Misc. Record 22, page 210.
6. Subject to reservations to a perpetual easement for periodic flooding by Lost River Springs Valley Conservancy District, recorded 5-15-67, in Record 111, page 545.
7. Subject to reservation to oil and mineral rights recorded 3-25-20, in Deed Record 72, page 380.
8. Rights of the Public, State of Indiana, County and Municipality in and to that part of the premises taken or used for road purposes.
9. 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 ---