

CHICAGO TITLE INSURANCE COMPANY
9510 Ormsby Station Road, Suite 103, Louisville, KY 40223
(502) 585-5135 FAX (502) 584-3619

SCHEDULE A

File No: 161694

Commitment No.: 161694

1. Effective Date: August 18, 2008

2. Policy or Policies to be issued:

(a) _____ Owner's Policy (ALTA 2006 Owner's Policy)

Proposed insured: **TBD** Amount: **\$TBD**

(b) _____ Loan Policy (ALTA 2006 Loan Policy)

Proposed insured: Amount: \$

3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

Kimball International, Inc., an Indiana corporation

5. The land referred to in the Commitment is described as follows:

Beginning at a spike in the center of Ky. Highway 259, corner to George Frymire; thence with Frymire's line S. 82 deg. 13' 05" E. 1420.00 ft. to an iron pipe and 36" oak, corner to Alfred Barr; thence with Barr's line S. 9 deg. 14' 01" E. 2115.29 ft. to a post, corner of Alfred Barr and Marvin Morsey; thence with Morsey's line S. 3 deg. 01' 45" E. 617.08 ft. to an iron pin; S. 27 deg. 04' 34" W. 653.42 ft. to an iron pin in the center of the branch; thence S. 62 deg. 13' 11" W. 552.12 ft. to an iron pin in the center of the branch and a creek; thence with the center of the creek as it meanders with the lines of James Speaks and Robert Barr, N. 49 deg. 26' 08" W. 225.65 ft., N. 3 deg. 03' 46" E. 441.87 ft., N 20 deg. 28' 51" W. 267.85 ft., N. 8 deg. 31' 35" E. 271.81 ft., N 53 deg. 09' 04" W. 251.06 ft. N 12 deg. 31' 09" E. 180.10 ft., N. 45 deg. 59' 47" W. 224.48 ft., N. 24 deg. 36' 24" W. 214.49 ft., N. 0 deg. 03' 21" W. 287.55 ft. to an iron pin and post; thence leaving said creek and with the line of Robert Barr N. 84 deg. 34' 38" W. 350.26 ft. to an iron pin; N. 75 deg. 39' 20" W. 326.28 ft. to an iron pin; N. 42 deg. 16' 57" W. 139.30 ft. to an iron pin; thence with the line of Barr and T. Manning N. 6 deg. 37' 35" E. 1352.36 ft. to a spike in the center of Ky. Hwy. 259; thence continuing with the centerline of said road N. 65 deg. 21' 58" E. 246.05 ft. to an iron spike, the point of beginning.

Surveyed by Branson Surveying & Engineering, Inc., Ky. Licensed Surveyor No. 304.

Being the same property conveyed to Kimball International, Inc., an Indiana corporation, by Deed dated September 6, 1983, of record in Deed Book 167, Page 316, in the Office of the Clerk of the County Court of Breckinridge County, Kentucky.

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B – Section 1

Commitment Number 161694

REQUIREMENTS

The following are requirements to be complied with:

1. Instrument(s) necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
 - a) General Warranty Deed from Kimball International, Inc., an Indiana corporation to TBD.
2. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
3. Payment of all taxes, charges, assessments, levied and assessed against the subject premises, which are due and payable.
4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractor and materialmen are all paid.
5. We must be furnished with a corporate resolution of Kimball International, Inc., an Indiana corporation authorizing the proposed transaction and a Certificate of Good Standing.

NOTE: This Commitment for Title Insurance does NOT constitute a report of title and is not to be relied upon by the insured(s) or any other party as a title report or the representation of the status of title. Any title search and examination conducted by or for the Company in connection with the issuance of this Commitment for Title Insurance, if any, is solely for the benefit of the Company. The sole liability of the Company and/or its issuing agent hereunder shall be as set forth in the Conditions and Stipulations of this Commitment for Title Insurance. Neither the Company nor its issuing agent shall be liable to the proposed insured(s) or any other party for any claim of alleged negligence, negligent misrepresentation, or any other cause of action in tort in connection with this Commitment for Title Insurance.

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B – Section 2

Commitment Number 161694

EXCEPTIONS

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:

1. 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.
2. Any Owner's Policy issued pursuant hereto will be subject to the mortgage, if any, noted under item one of Section B hereof and to the following exceptions: (1) rights or claims of parties in possession not shown by the public records; (2) 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; (3) easements, or claims of easements, not shown by the public records; (4) any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records; (5) taxes or special assessments which are not shown as existing liens by the public records. Any Loan Policy will contain under Schedule B the exceptions 1, 2 and 3 above, unless a satisfactory survey and inspection of the premises is made.
3. Rights of others to use for road purposes so much of subject property as lies in any roadway or right of way.
4. Oil and Gas Lease recorded in Lease Book 10, Page 99, in the Office aforesaid, and rights incidental thereto as set forth therein.
5. Affidavit of Non-Production of record in Miscellaneous Book 24, Page 219, said records.
6. Breckinridge County taxes and assessments for the year 2008 and subsequent years constitute a lien against this property not yet due and payable.

NOTE:

SHOWN FOR INFORMATION ONLY:

TAX INFORMATION:

MID#51-12

2007 State and County taxes, Bill No. 7933, amount due \$136.37, Paid.