Official Form No. P-141 (Trade-Mark Registered, State of Iowa, 1985)

REAL ESTATE CONTRACT—INSTALLMENTS

IT IS AGREED this 10th day of May, 19 91, by and between William L. Phelps and Ruth A. Phelps, Husband and Wife,

of the County Delaware, State of Iowa, Sellers; and John L. Chapman

of the County of Bremer, State of Iowa, Buyers:

That the Sellers, as in this contract provided, agree to sell to the Buyers, and the Buyers in consideration of the premises, hereby agree with the Sellers to Purchase the following described real estate situated in the County of Delaware, State of Iowa, to-wit: Part of the Southwest Quarter (SW¼) of the Southeast Quarter (SE¼), Section 28, Township 89 North, Range 5, West of the Fifth P.M., described as commencing at a point 363.0 feet East of Southwest corner of SW¼ SE¼, & running thence North 280.0 feet, thence East 175.0 feet, thence South 280.0 feet, thence 175.0 feet to beginning;

together with any easements and servient estates appurtenant thereto, but with such reservations and exceptions of title as may be below stated, and certain personal property if and as may be herein described or if and as an itemized list is attached hereto and marked "Exhibit A" all upon the terms and conditions following:

1. TOTAL PURCHASE PRICE. The buyer agrees to pay for said property the total of $164,000.00, due and payable at Residence of Sellers, R.F.D. #1, Manchester, Delaware County, Iowa, as follows:

(a) **DOWN PAYMENT** of $24,000.00 **RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED:** and

(b) **BALANCE OF PURCHASE PRICE,** $140,000.00, as follows $1,292.00 ☒ **INCLUDING** 9% XXPLUS -------- **INTEREST** (or more at the option of the Buyers) (and more as may be increased by the provisions of the last sentence of this paragraph) on or before the 1st day of October, 19 91, and $1,292.00 ☒ **INCLUDING** 9% XXPLUSXXXXXXXXXXXX **INTEREST** (or more at the option of the Buyers) (and more as may be increased by the provisions of the last sentence of this paragraph) on or before the 1st day of each and every **MONTH** -------------------------- thereafter until Sept. 1, 2001, at which time ------------------ XXXXall sums due under this contract are paid in full, ☒ **INCLUDING** 9% XXPLUSXXXXXXXXX interest on unpaid balances thereof at the rate of nine % per annum, payable **MONTHLY** -------- from -------- date of possession until fully paid; said payments to be applied first to the interest then unpaid and next upon the the balance of the principal. If indicated by "Yes" in the space following, or upon subsequent request by Sellers, Buyers shall on the said dates for payment each **MONTH**, ---- in addition to the said **MONTHLY** ---- payments, pay one-twelfth -------- of the annual taxes, annual special assessments and annual insurance to Sellers, as a trust fund, in amounts reasonably calculated by Sellers, for the timely payment of such items by Sellers to the extent of such fund Not Now.
(Yes or not now)

2. POSSESSION. Buyers, concurrently with due performance on their part shall be entitled to possession of said premises on the 1st day of June, 19 91; and thereafter so long as they shall perform the obligations of this contract. If Buyers are taking subject to the rights of lessees and are entitled to rentals therefrom on and after date of possession, so indicate by "yes" in the space following ______

3. TAXES. Sellers shall pay all taxes levied up to and including May 31, 1991,

and any unpaid taxes thereon payable in prior years. Buyers shall pay any taxes not assumed by Sellers and all subsequent taxes before same become delinquent. Whoever may be responsible for the payment of said taxes, and the special assessments, if any, each year, shall furnish to the other parties evidence of payment of such items not later than July 15 of each year. **Any proration of taxes shall be based upon the taxes for the year currently payable unless the parties state otherwise.**
(Decide, for yourself, if that formula is fair if Buyers are purchasing a lot with newly built improvements.)

4. SPECIAL ASSESSMENTS. Sellers shall pay the special assessments against this property: (Strike out either (a) or (b) below.)

(a) [struck out]

(b) Which are a lien thereon as of May 31, 1991.
(Date)

(c) Including all sewage disposal assessments for overage charge heretofore assessed by any municipality having jurisdiction as of date of possession.

Buyers, except as above stated, shall pay all subsequent special assessments and charges, before they become delinquent.

5. MORTGAGE. Any mortgage or encumbrance of a similar nature against the said property shall be timely paid by Sellers so as not to prejudice the Buyers' equity herein. Should Sellers fail to pay, Buyers may pay any such sums in default and shall receive credit on this contract for such sums so paid. MORTGAGE BY SELLERS. Sellers, their successors in interest or assigns may, and hereby reserve the right to at any time mortgage their right, title or interest in such premises or to renew or extend any existing mortgage for any amount not exceeding 80 % of the then unpaid balance of the purchase price herein provided. The interest rate and amortization thereof shall be no more onerous than the installment requirements of this contract. Buyers hereby expressly consent to such a mortgage and agree to execute and deliver all necessary papers to aid Sellers in securing such a mortgage which shall be prior and paramount to any of Buyers' then rights in said property. DEED FOR BUYERS SUBJECT TO MORTGAGE. If Buyers have reduced the balance of this contract to the amount of any existing mortgage balance on said premises, they may at their option, assume and agree to pay said mortgage according to its terms, and subject to such mortgage shall receive a deed to said premises; or Sellers, at their option, any time before Buyers have made such a mortgage commitment, may reduce or pay off such mortgage. ALLOCATED PAYMENTS. Buyers, in the event of acquiring this property from an equity holder instead of a holder of the fee title, or in the event of a mortgage against said premises, reserve the right, if reasonably necessary for their protection to divide or allocate the payments to the interested parties as their interests may appear. SELLERS AS TRUSTEES. Sellers agree that they will collect no money hereunder in excess of the amount of the unpaid balance under the terms of this contract less the total amount of the encumbrance on the interest of Sellers or their assigns in said real estate; and if Sellers shall hereafter collect or receive any moneys hereunder beyond such amount, they shall be considered and held as collecting and receiving said money as the agent and trustee of the Buyers for the use and benefit of the Buyers.

6. INSURANCE. Except as may be otherwise included in the last sentence of paragraph 1(b) above, Buyers as and from said date of possession, shall constantly keep in force, insurance, premiums therefor to be prepaid by Buyers (without notice or demand) against loss by fire, tornado and other hazards, casualties and contingencies as Seller may reasonably require on all buildings and improvements, now on or hereafter placed on said premises and any personal property which may be the subject of this contract, in companies to be reasonably approved by Sellers in an amount not less than the full insurable value of such improvements and personal property or not less than the unpaid purchase price herein whichever amount is smaller with such insurance payable to Sellers and Buyers as their interests may appear. BUYERS SHALL PROMPTLY DEPOSIT SUCH POLICY WITH PROPER RIDERS WITH SELLERS for the further security for the payment of the sums herein mentioned. In the event of any such casualty loss, the insurance proceeds may be used under the supervision of the Sellers to replace or repair the loss if the proceeds be adequate; if not, then some other reasonable application of such funds shall be made; but in any event such proceeds shall stand as security for the payment of the obligations herein.

7. CARE OF PROPERTY. Buyers shall take good care of this property; shall keep the buildings and other improvements now or hereafter placed on the said premises in good and reasonable repair and shall not injure, destroy or remove the same during the life of this contract. Buyers shall not make any material alteration in said premises without the written consent of the Sellers. Buyers shall not use or permit said premises to be used for any illegal purpose.

8. LIENS. No mechanics' lien shall be imposed upon or foreclosed against the real estate described herein.

9. ADVANCEMENT BY SELLERS. If Buyers fail to pay such taxes, special assessments and insurance and effect necessary repairs, as above agreed, Sellers may, but need not, pay such taxes, special assessments, insurance and make necessary repairs, and all sums so advanced shall be due and payable on demand or such sums so advanced may, at the election of Sellers, be added to the principal amount due hereunder and so secured. (For Buyers' rights to make advancements, see pargaraph 5 above.)

FILE No. 99-2845	FILED FOR RECORD THE 29 DAY OF May, 19 91 AT 4:00	STATE OF IOWA, DELAWARE COUNTY
RECORDING FEE $20.00	O'CLOCK P M. BOOK 128 PAGE 54	Joan Sheppard, Recorder
TRANSFER FEE $		LD

For Assignment to [illegible] See Book 128 Page 239 10/2/91 [illegible] 1/3/97 [illegible]
See Book 128 Page 57 5/30/91 Released 2/24/96

10. JOINT TENANCY IN PROCEEDS AND SECURITY RIGHTS IN REAL ESTATE. If and only if, the Sellers immediately preceding this sale, hold the title to the above described property in joint tenancy, and such joint tenancy has not later been destroyed by operation of law or by acts of the Sellers, this sale shall not constitute such destruction and the proceeds of this contract, and any continuing and/or recaptured rights of Sellers in said real estate, shall be and continue in Sellers as joint tenants with rights of survivorship and not as tenants in common; and Buyers, in the event of the death of one of such joint tenants, agree to pay any balance of the proceeds of this contract to the surviving Seller (or Sellers) and to accept deed solely from him or them consistent with paragraph 13 below unless and except this paragraph is stricken from this agreement.

10½. "SELLERS." Spouse, if not titleholder immediately preceding this sale, shall be presumed to have executed this instrument only for the purpose of relinquishing all rights of dower, homestead and distributive share and/or in compliance with section 561.13 Code of Iowa; and the use of the word "Sellers" in the printed portion of this contract, without more, shall not rebut such presumption, nor in any way enlarge or extend the previous interest of such spouse in said property, or in the sale proceeds, nor bind such spouse except as aforesaid, to the terms and provisions of this contract.

11. TIME IS OF THE ESSENCE of this Agreement. Failure to promptly assert rights of Sellers herein shall not, however, be a waiver of such rights or a waiver of any existing or subsequent default.

12. EXCEPTIONS TO WARRANTIES OF TITLE. The warranties of title in any Deed made pursuant to this contract (See paragraph 13) shall be without reservation or qualification EXCEPT: (a) Zoning ordinances; (b) Such restrictive covenants as may be shown of record; (c) Easements of record, if any; (d) A limited by paragraphs 1, 2, 3 and 4 of this contract; (e) Sellers shall give Special Warranty as to the period after equitable title passes to Buyers; (f) Spouse if not a titleholder, need not join in any warranties of the deed unless otherwise stipulated: (g) _____ (Mineral reservations of record?)

(h) _____ (Liens?) (Easements not recorded?) (Interests of other parties?) (Lessees?)

13. DEED AND ABSTRACT, BILL OF SALE. If all said sums of money and interest are paid to Sellers during the life of this contract, and all other agreements for performance by Buyers have been complied with, Sellers will execute and deliver to Buyers a _____ Warranty Deed conveying said premises in fee simple pursuant to and in conformity with this contract; and Sellers will at this time deliver to Buyers an abstract showing merchantable title, in conformity with this contract. Such abstract shall begin with the government patent (unless pursuant to the Iowa State Bar Association title standards there is a lesser requirement as to period of abstracting) to said premises and shall show title thereto in Sellers as of the date of this contract; or as of such earlier date if and as designated in the next sentence. This contract supersedes the previous written offer of Buyers to buy the above described property which was accepted by Sellers on the 3rd day of January, 19 91. Sellers shall also pay the cost of any abstracting due to any act or change in the personal affairs of Sellers resulting in a change of title by operation of law or otherwise. If any personal property is a part of this agreement, then upon due performance by Buyers, Sellers shall execute and deliver a Bill of Sale consistent with the terms of this contract. Sellers shall pay all taxes on any such personal property payable in 19 91, and all taxes thereon payable prior thereto.

14. APPROVAL OF ABSTRACT. Buyers have not examined the abstract of title to this property and such abstract is not accepted.

15.1. FORFEITURE. If Buyers (a) fail to make the payments aforesaid, or any part thereof, as same become due; or (b) fail to pay the taxes or special assessments or charges, or any part thereof, levied upon said property, or assessed against it, by any taxing body before any of such items become delinquent; or (c) fail to keep the property insured; or (d) fail to keep it in reasonable repair as herein required; or (e) fail to perform any of the agreements as herein made or required; then sellers, in addition to any and all other legal and equitable remedies which they may have, at their option, may proceed to forfeit and cancel this contract as provided by law (Chapter 656 Code of Iowa). Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and/or improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract; and upon completion of such forfeiture, if the Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of a lease, and may accordingly be ousted and removed as such as provided by law.

15.2. FORECLOSURE. If Buyers fail, in any one or more of the specified ways to comply with this contract, as in (a), (b), (c), (d) or (e) of numbered paragraph 15.1 above provided, Sellers may upon thirty (30) days written notice of intention to accelerate the payment of the entire balance, during which thirty days such default or defaults are not removed, declare the entire balance hereunder immediately due and payable; and thereafter at the option of the Sellers this contract may then be foreclosed in equity and a receiver may be appointed to take charge of said premises and collect the rents and profits thereof to be applied as may be directed by the Court.

16. ATTORNEY'S FEES. In case of any action, or in any proceedings in any Court to collect any sums payable or secured herein, or to protect the lien or title herein of Sellers, or in any other case permitted by law in which attorney's fees may be collected from Buyers, or imposed upon them, or upon the above described property, Buyers agree to pay reasonable attorneys' fees.

17. INTEREST ON DELINQUENT AMOUNTS. Either party will pay interest at the highest legal contract rate applicable to a natural person to the other on all amounts herein as and after they become delinquent, and/or on cash reasonably advanced by either party pursuant to the terms of this contract, as protective disbursements.

18. ASSIGNMENT. In case of the assignment of this Contract by either of the parties, prompt notice shall be given to the other parties, who shall at the time of such notice be furnished with a duplicate of such assignment by such assignors. Any such assignment shall not terminate the liability of the assignor to perform, unless a specific release in writing is given and signed by the other party to this Contract. Sellers shall have right, at their option, to demand payment in full in the event of assignment by Buyer.

19. PERSONAL PROPERTY. If this contract includes the sale of any personal property, then in the event of the forfeiture or foreclosure of this contract, such personalty shall be considered indivisible with the real estate above described; and any such termination of Buyers' rights in said real estate shall concurrently operate as the forfeiture or foreclosure hereof against all such personal property.

20. CONSTRUCTION. Words and phrases herein, including acknowledgments hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context. See paragraph 10½, above, for construction of the word "Sellers."

21. SPECIAL PROVISIONS. This sale includes all personal property shown in Exhibit "A" but specifically excludes pinsetting equipment & inventory. Buyer hereby agrees to lease the pinsetting equipment for 12 alleys on terms set forth in Exhibit "B" attached hereto & by this reference made a part hereof.

Executed ~~duplicate~~ triplicate

William L. Phelps

Ruth A. Phelps **SELLERS**

R.F.D. #1

Manchester, Iowa 52057

Sellers' Address

John L. Chapman

BUYERS

Sumner, Iowa

Buyers' Address

Please type or print names under signatures as per Sec. 328.5 Code of Iowa

STATE OF IOWA, DELAWARE COUNTY, ss:

On this 29th day of May, A. D. 19 91, before me, the undersigned, a Notary Public in and for said County and State, personally appeared William L. Phelps, Ruth A. Phelps and John L. Chapman

to me known to be the identical persons named in and who executed the within and foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Ann Moorman

Ann Moorman, Notary Public in and for said County and State

99-2845

Real Estate Contract Installments

William L. Phelps and Wife

TO

John L. Chapman

Entered upon transfer books and for taxation this ____ day of ____ 19____

Auditor

By _____ Deputy

Filed for record, indexed and delivered to County Auditor this 29 day of May 19 91 at 4 o'clock P M. and recorded on page 54 of Book 128 of County Records.

DELAWARE COUNTY IOWA
FILED
91 MAY 29 PM 4 00
BOOK 128 PAGE 54
RECORDER
$20.00

Recorder's and Auditor's Fees PAID

Recorder

By _____ Deputy

WHEN RECORDED RETURN TO

John L. Chapman
202 5th Ave. S.E.
Independence, Ia 50644

EQUIPMENT LIST FOR FAMILY BOWL

EXHIBIT "A"

DEC. 1990.

12 Bowling lanes
6 Ball Returns
6 Score tables with tele-scores
Settee arrangement for 12 lanes
1 Control counter with shoe compartments
1 15 ton air-conditoner
1 New Heil furnace
100 Lockers
1 Bench in locker room
1 Century 100 Lane machine
1 Strip and Dust
4 Ball Racks
85 Bowling Balls
130 Pairs of Bowling Shoe Rentals
Sets of Bowling Pins
1 League Standing Board AMF
1 Vacuum Cleaner
P.A. System (Needs repair)
Cash Register
Mop Bucket and Mops
7 Cigarette Urns
2 Chest Type freezers
1 Upright freezer
1 Grill
2 Deep Fat fryer
1 refrigerator
1 Malt Machine
1 Work Counter
2 - Compartment Sink in kitchen
15 Ft. Lunch Counter
1 Aprt. Size Stove
1 Ice Maker
Salt, pepper and sugar dispensers
silver ware
glasses

12 Tables w/ 48 chairs

Bar
20 Ft. Bar
9 Bar Stools
2 Bar Shelves
3 Hole beer cooler
4 Compartment Sink
1 6 Keg Tap Box

OFfice
1 Desk w/chair
Filing cabinet
1 New outside sign

EXHIBIT "B"

PIN SETTING EQUIPMENT LEASE

This Agreement, made the 29th day of May, 1991, between William L. Phelps and Ruth A. Phelps, of Manchester, Iowa, Lessors, and John L. Chapman, of Sumner, Iowa, Lessee:

WITNESSETH:

LEASE, TERM AND RENT.

1. The Lessors lease to the Lessee the following described personal property:

R.A.P.
J.L.C.
W.L.P.

Pin setting equipment for twelve bowling lanes;

for the term of 120 months, commencing on the 1st day of ~~June~~ Oct, 1991, the Lessee paying therefor to the Lessors the sum of FIVE HUNDRED DOLLARS ($500.00), upon the first day of each month of the said term. At the end of said term, the Lessee, at his option, shall have the right to lease the equipment for ONE DOLLAR ($1.00) per year as long as the equipment is useable.

LESSEE'S COVENANTS.

2. The Lessee agrees to pay the said rent at the times and in the manner provided, and if the said rent or any part thereof shall at any time be unpaid, the Lessee will pay interest at the rate of nine per cent. per year from the date of default, together with reasonable charges and expenses of collection; to pay all taxes which may be imposed upon the said property while in the possession of the Lessee; to use the said property in a careful and prudent manner; not to sublet, mortgage or in any manner dispose of the same to any person, or remove or attempt to remove the same, or suffer the same to come into the custody or control of any person other than the Lessee, without the consent in writing of the Lessors; not to suffer any legal process to be levied upon the same; to permit the Lessors at all reasonable times to enter upon the premises to inspect the said property; and to surrender the said property up to the Lessors at the expiration of the said term in as good condition as when he received the same, reasonable wear excepted.

LESSORS' REMEDIES AND DEFAULT.

3. It is agreed that if any rent shall be due and unpaid, or if default shall be made in any of the covenants on the part of the Lessee, then the Lessors may, immediately or any time thereafter, take possession of the said property wherever it may be found, forcibly, if necessary, without being deemed guilty of trespass, and without rendering himself liable to refund any sums received as rent, and thereupon this lease shall terminate, but without prejudice to any remedies which he might otherwise use for the arrears of rent or any breach of the covenants of the Lessee.

In Witness Whereof, we hereunto set out hands and seals this day and date first above written.

John L. Chapman
John L. Chapman, Lessee

William L. Phelps
William L. Phelps, Lessor

Ruth A. Phelps
Ruth A. Phelps, Lessor