SIXTH AMENDMENT TO REAL ESTATE CONTRACT

It is agreed this 6th day of January, 1994, by and between Ernest M. Carpenter and Mary Jane Carpenter, husband and wife, of Dubuque County, Iowa, hereinafter referred to as Sellers, and James J. Langel and Mary K. Langel, husband and wife, and Ronald Ronnebaum and Joan B. Ronnebaum, husband and wife, of Delaware County, Iowa, hereinafter referred to as Buyers.

WHEREAS, the above named individuals are the parties to a Real Estate Contract dated August 1, 1977 and filed for record august 15, 1977, in Book 102, Page 103; AND

WHEREAS, Delbert Ronnebaum and Darlene Ronnebaum, husband and wife, did on the 5th day of January, 1989, assign all their right, title and interest in the above referred to real estate contract to James J. Langel and Mary K. Langel, husband and wife; AND

WHEREAS, the above Sellers and original contract Buyers entered into a Fifty Amendment to said Real Estate Contract dated the 6th day of January, 1989, and filed for record on the 10th day of January, 1989 in Book 123, Page 282 of the Delaware County Recorder's Office; AND

WHEREAS, the parties now wish to delete Paragraph 1(b) of the Fifth Amendment to said contract and substitute a new Paragraph 1(b),

THEREFORE, for the same consideration as expressed in the above referred to contract and the above referred to Fifth Amendment to said contract, and in further consideration of Sellers agreeing to renew the contract, it is now mutually agreed as follows:

That the Paragraph 1(b) in the Fifth Amendment to the contract is now deleted and of no legal effect, and in lieu thereof the following Paragraph 1(b) becomes part of the contract:

> 1(b) BALANCE OF PURCHASE PRICE is $65,000 as of December 31, 1993, and is payable as follows: $5,000 principal on January 2, 1994, and $5,000 principal on January 2nd of each year thereafter until January 2, 1996, when the entire principal balance shall be due and payable. Until all sums due under this contract are paid in full, interest shall accrue on unpaid principal balance at the rate of 7% per annum and shall be payable quarterly, that is on April 1, 1994; July 1, 1994; October 1, 1994; and on January 2, 1995, and on each April 1st, July 1st, October 1st and January 2nd thereafter until all sums due herein are paid in full. The 7% interest per annum to accrue from January 2, 1994.

All other provisions of the above mentioned original contract dated august 1, 1977, remain in force and are unaffected by the above amendment and are in full legal effect.

Ernest M. Carpenter

Mary Jane Carpenter

James J. Langel

Mary K. Langel

Ronald Ronnebaum

Joan B. Ronnebaum

7th Amendment 136
For [redacted], See Book 3/29/96
Page 190

FILE No. 350-2114
RECORDING FEE $ 11.00
TRANSFER FEE $

FILED FOR RECORD THE 7 DAY OF January, 1994 AT 12:43 O'CLOCK P M. BOOK 132 PAGE 230

STATE OF IOWA, DELAWARE COUNTY
Deborah L. Peyton, Recorder
LD

STATE OF IOWA)
) ss.
DUBUQUE COUNTY)

On this 6th day of January, 1994, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ernest M. Carpenter and Mary Jane Carpenter, husband and wife, James J. Langel and Mary K. Langel, husband and wife, and Ronald Ronnebaum and Joan B. Ronnebaum, husband and wife, 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.

Notary Public

JOHN M. LOCHER