*CORRECTED

MORTGAGE

(Direct)

EIDL 66521930-02

This mortgage made and entered into this 04-26-94 day of
19 94 , by and between Paris & Sons, Inc. and Ross Dean Paris, aka Dean Paris

(hereinafter referred to as mortgagor) and the Administrator of the Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at 373 Collins Road NE, #100, Cedar Rapids, IA 52402.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Delaware, State of Iowa, to-wit:

See Legal Description attached hereto as Exhibit A and made a part hereof.

Foreclosure
~~Release~~, See Book 2002
Page 3314-3315 9-16-02

*This Mortgage is being re-recorded to add Ross Dean Paris, aka Dean Paris as a mortgagor and to add the signature of said mortgagor.

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated 04-26-94
in the principal sum of $743,800.00 , signed by Ross Dean Paris, President; Joseph J. Paris, Secretary and Ross Dean Paris, Individually
in behalf of Paris & Sons, Inc. and same and to secure Guaranty dated
signed by Ross Dean Paris.

793100862

SBA Form 927 (3-73) Previous Editions are Obsolete.

FILE No. 31-3286 RECORDING FEE $ 26.00 TRANSFER FEE $	FILED FOR RECORD THE 29 DAY OF April, 1994 AT 9:26 O'CLOCK A. M. BOOK 35 PAGE 122	STATE OF IOWA, DELAWARE COUNTY Deborah L. Peyton, Recorder TLM CM 31 rerecorded
FILE No. 43-3748 RECORDING FEE $ 26.00 TRANSFER FEE $	FILED FOR RECORD THE 13 DAY OF June, 1994 AT 11:06 O'CLOCK A. M. BOOK 35 PAGE 239	STATE OF IOWA, DELAWARE COUNTY Deborah L. Peyton, Recorder TLM CM 31

1. The mortgagor covenants and agrees as follows:

a. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided

b. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefor to the said mortgagee.

c. He will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagee for the collection of any or all of the indebtedness hereby secured, or for foreclosure by mortgagee's sale, or court proceedings, or in any other litigation or proceeding affecting said premises. Attorneys' fees reasonably incurred in any other way shall be paid by the mortgagor.

d. For better security of the indebtedness hereby secured, upon the request of the mortgagee, its successors or assigns, he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property hereinabove described and all property acquired by it after the date hereof (all in form satisfactory to mortgagee). Furthermore, should mortgagor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, mortgagor hereby agrees to permit mortgagee to cure such default, but mortgagee is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.

e. The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

f. He will continuously maintain hazard insurance, of such type or types and in such amounts as the mortgagee may from time to time require on the improvements now or hereafter on said property, and will pay promptly when due any premiums therefor. All insurance shall be carried in companies acceptable to mortgagee and the policies and renewals thereof shall be held by mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee. In event of loss, mortgagor will give immediate notice in writing to mortgagee, and mortgagee may make proof of loss if not made promptly by mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to mortgagee instead of to mortgagor and mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of this mortgage, or other transfer of title to said property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or mortgagee or, at the option of the mortgagee, may be surrendered for a refund.

g. He will keep all buildings and other improvements on said property in good repair and condition; will permit, commit, or suffer no waste, impairment, deterioration of said property or any part thereof; in the event of failure of the mortgagor to keep the buildings on said premises and those erected on said premises, or improvements thereon, in good repair, the mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof; and the full amount of each and every such payment shall be immediately due and payable and shall be secured by the lien of this mortgage.

h. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or liens inferior or superior to the lien of this mortgage without the written consent of the mortgagee; and further, he will keep and maintain the same free from the claim of all persons supplying labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said premises.

i. He will not rent or assign any part of the rent of said mortgaged property or demolish, or remove, or substantially alter any building without the written consent of the mortgagee.

j. All awards of damages in connection with any condemnation for public use of or injury to any of the property subject to this mortgage are hereby assigned and shall be paid to mortgagee, who may apply the same to payment of the installments last due under said note, and mortgagee is hereby authorized, in the name of the mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.

k. The mortgagee shall have the right to inspect the mortgaged premises at any reasonable time.

2. Default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby shall terminate the mortgagor's right to possession, use, and enjoyment of the property, at the option of the mortgagee or his assigns (it being agreed that the mortgagor shall have such right until default). Upon any such default, the mortgagee shall become the owner of all of the rents and profits accruing after default as security for the indebtedness secured hereby, with the right to enter upon said property for the purpose of collecting such rents and profits. This instrument shall operate as an assignment of any rentals on said property to that extent.

3. The mortgagor covenants and agrees that if he shall fail to pay said indebtedness or any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable, and collectible without notice, at the option of the mortgagee or assigns, regardless of maturity, and the mortgagee or his assigns may before or after entry sell said property without appraisement (the mortgagor having waived and assigned to the mortgagee all rights of appraisement):

(I) at judicial sale pursuant to the provisions of 28 U.S.C. 2001(a); or

(II) at the option of the mortgagee, either by auction or by solicitation of sealed bids, for the highest and best bid complying with the terms of sale and manner of payment specified in the published notice of sale, first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county in which said property is situated, all other notice being hereby waived by the mortgagor (and said mortgagee, or any person on behalf of said mortgagee, may bid with the unpaid indebtedness evidenced by said note). Said sale shall be held at or on the property to be sold or at the Federal, county, or city courthouse for the county in which the property is located. The mortgagee is hereby authorized to execute for and on behalf of the mortgagor and to deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain recitals as to the happening of the default upon which the execution of the power of sale herein granted depends; and the said mortgagor hereby constitutes and appoints the mortgagee or any agent or attorney of the mortgagee, the agent and attorney in fact of said mortgagor to make such recitals and to execute said conveyance and hereby covenants and agrees that the recitals so made shall be effectual to bar all equity or right of redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby expressly waived and conveyed to the mortgagee; or

(III) take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

In the event of a sale as hereinabove provided, the mortgagor or any person in possession under the mortgagor shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to the remedies for collection of said indebtedness provided by law.

4. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorneys' fees; secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

5. In the event said property is sold at a judicial foreclosure sale or pursuant to the power of sale hereinabove granted, and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the mortgagee will be entitled to a deficiency judgment for the amount of the *deficiency without regard to appraisement.*

6. In the event the mortgagor fails to pay any Federal, state, or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged against the property, the mortgagee is hereby authorized at his option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and executing this mortgage, then this mortgage shall be canceled and surrendered.

7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

9. In compliance with section 101.1(d) of the Rules and Regulations of the Small Business Administration [13 C.F.R. 101.1(d)], this instrument is to be construed and enforced in accordance with applicable Federal law.

10. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

11. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at P.O. Box 95, Masonville, IA 50654

and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at 373 Collins Road NE, #100, Cedar Rapids, IA 52402.

IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.

I UNDERSTAND THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE CLAIMS OF CREDITORS AND EXEMPT FROM JUDICIAL SALE: AND THAT BY SIGNING THIS CONTRACT, I VOLUNTARILY GIVE UP MY RIGHT TO THIS PROTECTION FOR THIS PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS CONTRACT.

Ross Dean Paris

Ross Dean Paris

Paris & Sons, Inc.

Ross Dean Paris, President

Joseph J. Paris, Secretary

Ross Dean Paris, Individually

Executed and delivered in the presence of the following witnesses:

Deb Parks

Tom Pond

(Add Appropriate Acknowledgment)

STATE OF IOWA)
) §
COUNTY OF)

On this 26 day of April, A.D. 1994, before me, Marsha K Perkins, a Notary Public, personally appeared **Ross Dean Paris and Joseph J. Paris** to me personally known, who being by me duly sworn or affirmed did say that they are **President and Secretary, respectively, of said Paris & Sons, Inc.**, that the seal affixed to said instrument is the seal of said corporation and that said instrument was signed and sealed on behalf of the said corporation by authority of its board of directors and the said corporation acknowledged the execution of said instrument to be the voluntary act and deed of the corporation by it and it voluntarily executed.

Marsha K Perkins

Notary Public in the State of Iowa
Marsha K Perkins

My Commission expires: 4/3/95

STATE OF IOWA)
) §
COUNTY OF)

BONNIE M. RIETVELD
MY COMMISSION EXPIRES
3-26-96

On this 13 day of June, A.D. 1994, before me, Bonnie M Rietveld, a Notary Public, personally appeared **Ross Dean Paris, aka Dean Paris**, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that **he** executed the same as **his** voluntary act and deed.

BONNIE M. RIETVELD
MY COMMISSION EXPIRES

Bonnie M Rietveld

Notary Public in the State of Iowa

My Commission Expires: 3-26-96

43-3748
FILED
DELAWARE COUNTY IOWA
1994 JUN 13 AM 11 06
BOOK 35 PAGE 239
DEBORAH L. PEYTON
DELAWARE CO. RECORDER
RERECORDED

INDEXED IN
CHATTEL MTG. INDEX

RECORDING DATA

RETURN TO:
Name Small Business Administration
Area 3 Disaster Office
Address 4400 Amon Carter Blvd., Ste. 102
Fort Worth, TX 76155-2608

MORTGAGE

Paris & Sons, Inc. and
Ross Dean Paris, aka Dean Paris

TO

U.S. Small Business Administration
An Agency of the
United States Government

31-3286

133
RECORDED
$26.00
1994 JUN 13 PM 2 26

Paris & Sons, Inc.
Masonville, IA 50654

EIDL 66521930-02

LEGAL DESCRIPTION

That part of Lots Twelve (12), Thirteen (13), Fourteen (14), Fifteen (15), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), and Thirty-nine (39), and the vacated alley adjoining said Lots and that part of the vacated Barrett Street, all in Masonville, Iowa, according to plat recorded in Book 1 L.D., Pages 134-135, described as being at the Southwest corner of said Lot Thirty-nine (39), thence East Two hundred ninety (290) feet, thence North One hundred sixty-five (165) feet, thence West Two hundred ninety (290) feet to the West line of said Lot Twelve (12), thence South One hundred sixty-five feet to the point of beginning.

AND

LOTS ONE (1), TWO (2), THREE (3), TWELVE (12), THIRTEEN (13), FOURTEEN (14), FIFTEEN (15), SIXTEEN (16), SEVENTEEN (17), EIGHTEEN (18), NINETEEN (19), TWENTY (20), TWENTY-ONE (21), TWENTY TWO (22), TWENTY THREE (23), TWENTY FOUR (24), TWENTY FIVE (25), TWENTY SIX (26), TWENTY SEVEN (27), TWENTY EIGHT (28), TWENTY NINE (29), THIRTY (30), THIRTY ONE (31), THIRTY TWO (32), THIRTY THREE (33), THIRTY FOUR (34), THIRTY FIVE (35), THIRTY SIX (36), THIRTY SEVEN (37), THIRTY EIGHT (38) AND THIRTY NINE (39), MASONVILLE, IOWA, ACCORDING TO PLAT RECORDED IN BOOK 1 L.D., PAGES 134-135, EXCEPT ROAD, AND ALSO EXCEPT THAT PART DESCRIBED AS COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT THIRTY NINE (39), THENCE EAST TWO HUNDRED NINETY (290) FEET, THENCE NORTH ONE HUNDRED SIXTY FIVE (165) FEET, THENCE WEST TWO HUNDRED NINETY (290) FEET, THENCE SOUTH ONE HUNDRED SIXTY FIVE (165) FEET TO THE POINT OF BEGINNING, DELAWARE COUNTY, IOWA.

EXHIBIT A

793100862

Book 35 Page 122
BOOK 35, PAGE 239