AMENDMENT TO REAL ESTATE CONTRACT

THIS AMENDMENT to real estate contract is executed this 30th day of June, 1995 by and between Anna Mae Reiff, American Trust & Savings Bank as Trustee of the Stella Pettinger Trust, Lawrence Pettinger, the surviving spouse of Stella Pettinger, Eric B. Loes and Alexis J. Loes, husband and wife, and Blanche Luehrsmann, a widow, and American Trust & Savings Bank, Dubuque, Iowa as Trustee of the Bernard C. Luehrsmann Trust dated June 16, 1974, hereinafter collectively referred to as Sellers; and Vernon I. Brunsman and Norma A. Brunsman, husband and wife, as tenants in common, hereinafter referred to as Buyers.

WHEREAS, Sellers and Buyers entered into a Real Estate Contract - Installment dated October 31, 1983 which Contract was filed on November 23, 1983 at 11:42 a.m. with the Delaware County recorder in Book 114, Page 104 for the following described property:

> North East Quarter of Section 36; East 17.50 acres of South East Quarter of the South East Quarter, and the East 17.54 acres of the North East Quarter of the South East Quarter of Section 35, all in Township 90 North, Range 3 West at the 5th P.M., consisting of approximately 195 acres (more or less); and

WHEREAS, the Contract came due on March 1, 1995 and the Buyers and Sellers have agreed to extend the Contract effective March 1, 1995 pursuant to the terms and conditions contained in this Amendment.

NOW, THEREFORE, for valuable consideration receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

FILE No. 140-182
RECORDING FEE $ 56.00
TRANSFER FEE $

FILED FOR RECORD THE 5 DAY OF July, 19 95 AT 10:43 O'CLOCK A M. BOOK 135 PAGE 100

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

1. The total principal balance due as of March 1, 1995 was in the amount of $511,500.00. The amount of interest due on March 1, 1995 was in the amount of $23,017.50.

2. Sellers have agreed to extend the Contract and to forgive a portion of the principal balance due in accordance with the following terms and conditions:

a. Buyers will make a payment of One Hundred Eight Thousand ($108,000.00) Dollars on or before June 30, 1995. This amount will be applied by allocating $23,017.50 to interest and $84,982.50 to principal.

b. The principal balance on the Contract after the payment made in paragraph a above will be reduced to Three Hundred Sixty Five Thousand ($365,000.00) Dollars as of March 1, 1995.

c. The balance due as of March 1, 1995 as revised in paragraph b above will be amortized over 15 years utilizing an interest rate of 8 1/2 percent per annum and the balance due on the Contract will balloon on March 1, 2005. Payments on the Contract will be due semi-annually on March 1 and September 1 starting in 1996. In 1995, the first payment will be made on October 5, 1995 and the amount due on that date will be in the amount of $21,753.36 plus additional interest of $177.31. Attached hereto is an amortization schedule showing the amortization of the debt. Any payment not paid timely

will accrue interest at an interest rate of 10 percent per annum until paid.

d. Buyers shall have the right to prepay the Contract in fully at any time and if it is paid on or before March 1, 2002, they will receive a $5,000.00 discount on the principal.

e. Any principal balance over and above the $365,000.00 which has not previously been paid is forgiven.

f. Sellers agree to deliver to Buyers a deed for the portion of the property which has been sold by Buyers to a third party. This deed will be executed after third parties' attorney examines abstract and advises as to the correct names of the title holders.

g. Buyers agree to keep the $100,000.00 life insurance policy currently on the life of Vernon Brunsman in force during the term of this contract. Buyers agree to provide proof of payment of all life insurance premiums and all other information reasonably requested by Sellers in connection with the life insurance. Buyers shall deliver possession of the life insurance policy to sellers. In the event Vernon Brunsman dies prior to the contract being paid off, the proceeds received from the policy will be applied to the unpaid principal, but semi-annual payments required under the contract will still be required.

3. This Amendment may be signed in counter parts.

4. All other provisions of the October 31, 1983 Real Estate Contract-Installments which are not revised by this Amendment, shall remain in full force and effect.

This Agreement shall be effective March 1, 1995.

Dated on this 30th day of June, 1995.

Sellers,

Anna Mae Reiff

Anna Mae Reiff

American Trust & Savings Bank as
Trustee of the Stella Pettinger Trust

By:
Robert J. Donovan, Sr. Vice President

Blanche Luehrsmann

Blanche Luehrsmann

American Trust & Savings Bank as
Trustee of the Bernard C. Luehrsmann Trust

By:
Robert J. Donovan, Sr. Vice President

Lawrence Pettinger

Lawrence Pettinger

Buyers,

Vernon I. Brunsman

Vernon I. Brunsman

Norma A. Brunsman

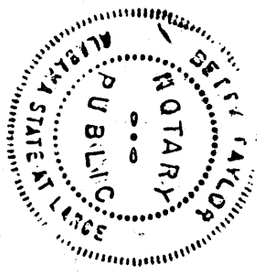
Norma A. Brunsman

Eric B. Loes

Alexis J. Loes

STATE OF ALABAMA)
) ss:
COUNTY OF Mobile)

On this 29th day of June, 1995, before me, the undersigned, a Notary Public in and for the said State, personally appeared Eric B. Loes, 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.



Betty Taylor
Notary Public
in and for said State.

My Commission Expires:
MY COMMISSION EXPIRES 06/09/96

STATE OF ALABAMA)
) ss:
COUNTY OF Mobile)

On this 29th day of June, 1995, before me, the undersigned, a Notary Public in and for the said State, personally appeared Alexis J. Loes, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.



Betty Taylor
Notary Public
in and for said State.

My Commission Expires:
MY COMMISSION EXPIRES 06/09/96

STATE OF IOWA)
) ss:
COUNTY OF DUBUQUE)

On this 30th day of June, 1995, before me, the undersigned, a Notary Public in and for the said State, personally appeared Anna Mae Reiff, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Notary Public
in and for said State.

My Commission Expires:

JOHN C. O'CONNOR
NOTARY PUBLIC STATE OF IOWA
MY COMMISSION EXPIRES
June 15, 1998

STATE OF IOWA)
) ss:
COUNTY OF DUBUQUE)

On this 30th day of June, 1995, before me, the undersigned, a Notary Public in and for the said State, personally appeared Robert J. Donovan, to me personally known, who being by me duly sworn, did say that he is the Senior Vice President and Trust Officer, of American Trust & Savings Bank executing the within and foregoing instrument to which this is attached, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Robert J. Donovan as officer acknowledged the execution of the foregoing instrument to the voluntary act and deed of the corporation, by it and by him voluntarily executed.

Notary Public
in and for said State.

My Commission Expires:

JOHN C. O'CONNOR
NOTARY PUBLIC STATE OF IOWA
MY COMMISSION EXPIRES
June 15, 1998

STATE OF IOWA)
) ss:
COUNTY OF DUBUQUE)

On this 30th day of June, 1995, before me, the undersigned, a Notary Public in and for the said State, personally appeared Blanche Luehrsmann, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Notary Public
in and for said State.

My Commission Expires:

JOHN C. O'CONNOR
NOTARY PUBLIC STATE OF IOWA
MY COMMISSION EXPIRES
June 15, 1998

STATE OF IOWA)
) ss:
COUNTY OF DUBUQUE)

On this 30th day of June, 1995, before me, the undersigned, a Notary Public in and for the said State, personally appeared Robert J. Donovan, to me personally known, who being by me duly sworn, did say that he is the Senior Vice President and Trust Officer, of American Trust & Savings Bank executing the within and foregoing instrument to which this is attached, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Robert J. Donovan as officer acknowledged the execution of the foregoing instrument to the voluntary act and deed of the corporation, by it and by him voluntarily executed.

Notary Public
in and for said State.

My Commission Expires:

JOHN C. O'CONNOR
NOTARY PUBLIC STATE OF IOWA
MY COMMISSION EXPIRES
June 15, 1998

STATE OF IOWA)
) ss:
COUNTY OF DUBUQUE)

On this 30th day of June, 1995, before me, the undersigned, a Notary Public in and for the said State, personally appeared Lawrence Pettinger, 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.

Notary Public
in and for said State.

My Commission Expires:

JOHN C. O'CONNOR
NOTARY PUBLIC STATE OF IOWA
MY COMMISSION EXPIRES
June 15, 1998

STATE OF IOWA)
) ss:
COUNTY OF DUBUQUE)

On this 30th day of June, 1995, before me, the undersigned, a Notary Public in and for the said State, personally appeared Vernon I. Brunsman, 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.

Notary Public
in and for said State.

My Commission Expires:

JOHN C. O'CONNOR
NOTARY PUBLIC STATE OF IOWA
MY COMMISSION EXPIRES
June 15, 1998

STATE OF IOWA)
) ss:
COUNTY OF DUBUQUE)

On this 30th day of June, 1995, before me, the undersigned, a Notary Public in and for the said State, personally appeared Norma A. Brunsman, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that she executed the same as her voluntary act and deed.

Notary Public
in and for said State.

My Commission Expires:

JOHN C. O'CONNOR
NOTARY PUBLIC STATE OF IOWA
MY COMMISSION EXPIRES
June 15, 1998

BRUNSMAN -- LUEHRSMANN Real Estate Contract 06-23-1995 Pg 1

Compounding period...: SemiAn

Nominal annual rate..: 8.500 %
Effective annual rate: 8.681 %
Periodic rate.....: 4.2500 %
Equivalent daily rate: 0.02329 %

AMORTIZATION SCHEDULE - Normal amortization

Pmt	Date	Payment	Interest	Principal	Balance
Loan	03-01-1995				365,000.00
1	09-01-1995	21,753.36	15,512.50	6,240.86	358,759.14
1995	totals	21,753.36	15,512.50	6,240.86	
2	03-01-1996	21,753.36	15,247.26	6,506.10	352,253.04
3	09-01-1996	21,753.36	14,970.75	6,782.61	345,470.43
1996	totals	43,506.72	30,218.01	13,288.71	
4	03-01-1997	21,753.36	14,682.49	7,070.87	338,399.56
5	09-01-1997	21,753.36	14,381.98	7,371.38	331,028.18
1997	totals	43,506.72	29,064.47	14,442.25	
6	03-01-1998	21,753.36	14,068.70	7,684.66	323,343.52
7	09-01-1998	21,753.36	13,742.10	8,011.26	315,332.26
1998	totals	43,506.72	27,810.80	15,695.92	
8	03-01-1999	21,753.36	13,401.62	8,351.74	306,980.52
9	09-01-1999	21,753.36	13,046.67	8,706.69	298,273.83
1999	totals	43,506.72	26,448.29	17,058.43	
10	03-01-2000	21,753.36	12,676.64	9,076.72	289,197.11
11	09-01-2000	21,753.36	12,290.88	9,462.48	279,734.63
2000	totals	43,506.72	24,967.52	18,539.20	
12	03-01-2001	21,753.36	11,888.72	9,864.64	269,869.99
13	09-01-2001	21,753.36	11,469.47	10,283.89	259,586.10
2001	totals	43,506.72	23,358.19	20,148.53	
14	03-01-2002	21,753.36	11,032.41	10,720.95	248,865.15
15	09-01-2002	21,753.36	10,576.77	11,176.59	237,688.56
2002	totals	43,506.72	21,609.18	21,897.54	
16	03-01-2003	21,753.36	10,101.76	11,651.60	226,036.96
17	09-01-2003	21,753.36	9,606.57	12,146.79	213,890.17
2003	totals	43,506.72	19,708.33	23,798.39	
18	03-01-2004	21,753.36	9,090.33	12,663.03	201,227.14
19	09-01-2004	21,753.36	8,552.15	13,201.21	188,025.93
2004	totals	43,506.72	17,642.48	25,864.24	

BRUNSMAN -- LUEHRSMANN Real Estate Contract 06-23-1995 Pg 2

Pmt	Date	Payment	Interest	Principal	Balance
20	03-01-2005	21,753.36	7,991.10	13,762.26	174,263.67
21	09-01-2005	21,753.36	7,406.21	14,347.15	159,916.52
2005	totals	43,506.72	15,397.31	28,109.41	
22	03-01-2006	21,753.36	6,796.45	14,956.91	144,959.61
23	09-01-2006	21,753.36	6,160.78	15,592.58	129,367.03
2006	totals	43,506.72	12,957.23	30,549.49	
24	03-01-2007	21,753.36	5,498.10	16,255.26	113,111.77
25	09-01-2007	21,753.36	4,807.25	16,946.11	96,165.66
2007	totals	43,506.72	10,305.35	33,201.37	
26	03-01-2008	21,753.36	4,087.04	17,666.32	78,499.34
27	09-01-2008	21,753.36	3,336.22	18,417.14	60,082.20
2008	totals	43,506.72	7,423.26	36,083.46	
28	03-01-2009	21,753.36	2,553.49	19,199.87	40,882.33
29	09-01-2009	21,753.36	1,737.50	20,015.86	20,866.47
2009	totals	43,506.72	4,290.99	39,215.73	
30	03-01-2010	21,753.36	886.89	20,866.47	0.00
2010	totals	21,753.36	886.89	20,866.47	
Grand totals		652,600.80	287,600.80	365,000.00	

The parties acknowledge that the contract is payable in full on March 1, 2005. The balance due on that date, assuming the contract has not been prepaid and assuming payments have been timely made, is $188,025.93 of principal and $7,991.10 of interest.