THE IOWA STATE BAR ASSOCIATION
Official Form No. 141

William D. Werger ISBA # 008095

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Entered for taxation 31st day
of March A.D. 2004
Sharon McGaha, Auditor
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RECORDER FEE $ 31.00
AUDITOR FEE $ 5.00

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DELAWARE COUNTY IOWA
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DEBORAH L. PEYTON
DELAWARE CO. RECORDER

Preparer Information (X) William D. Werger, 401 E. Main Street, Manchester, (563) 927-5920
Individual's Name | Street Address | City | Phone

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement : Michael J. Crumpton, 168 Delhi Rd., Manchester, Iowa 52057

REAL ESTATE CONTRACT- INSTALLMENTS

IT IS AGREED this 1st day of March 2004, by and between
Karusco, Incorporated

of the County of Delaware, State of Iowa, Sellers; and
Crumpton L.L.C.

of the County of Delaware, 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:

Lot 5 of Karusco 2nd Subdivision, A Subdivision of Karusco Subdivision in Section 30, Township 89 North, Range 5 West of the Fifth P.M., City of Manchester, according to plat recorded in Book 2004, Page 666 Delaware County Records.

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 Buyers agree to pay for said property the total of $150,000.00 due and payable at 1221 W. Main Street, Manchester, Iowa 52057, Delaware County, Iowa, as follows:

(a) **DOWN PAYMENT** of $12,500.00 **RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED**: and

(b) **BALANCE OF PURCHASE PRICE** $137,500.00, as follows $1,160.30 [X] **INCLUDING** _____

[ ] **PLUS** 6% **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 April, 2004 and $1,160.30 [X] **INCLUDING** _____

[ ] **PLUS** 6% **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 all sums due under this contract are paid in full, [X] **INCLUDING** _____

[ ] **PLUS** _____ interest on unpaid balances thereof at the rate of 6 % per annum, payable **MONTHLY** _____ from March 1, 2004 date of possession until fully paid: said payments to be applied first to the interest then unpaid and next upon 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 March, 2004; 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 no.

3. **TAXES.** Sellers shall pay

all current taxes prorated to date of closing and any unpaid real estate taxes payable in prior years.

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:

(a) Which, if not paid, in the year _____, would become delinquent and all assessments payable prior thereto.

(b) Which are a lien thereon as of _____ (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 75 % 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.

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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 therefore to be prepaid by Buyers (without notice or demand) against loss by fire, tornado and other hazards, casualties and contingencies as Sellers 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. Sellers' interest shall be protected in accordance with a standard or union-type loss payable clause. 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. LEINS. 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 paragraph 5 above.)

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 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 14 below unless and except this paragraph is stricken from this agreement.

11. 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" 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.

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

13. EXCEPTIONS TO WARRANTIES OF TITLE. The warranties of title in any Deed made pursuant to this contract (See paragraph 14) 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) As 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 titleholder, need not join in any warranties of the deed unless otherwise stipulated:

(g) none
(Mineral reservations of record?)

(h) none
(Liens?) (Easements not recorded?) (Interests of other parties?) (Lessees?)

14. 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 Warranty Deed conveying said promises 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 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 26th day of January, 2004. 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 _____, and all taxes thereon payable prior thereto.

15. APPROVAL OF ABSTRACT. Buyers have _____ examined the abstract of title to this property and such abstract is _____ accepted.

16. 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 lease, and may accordingly be ousted and removed as such as provided by law.

17. FORECLOSURE AND REDEMPTION. If Buyers fail to timely perform this contract, Sellers, at their option, may elect to declare the entire balance immediately due and payable after such notice, if any, may be required by Chapter 654, The Code. Thereafter this contract may be foreclosed in equity and the court may appoint a receiver to take immediate possession of the property and of the revenues and income accruing therefrom and to rent or cultivate the same as the receiver may deem best for the interest of all parties concerned, and such receiver shall be liable to account to Buyers only for the net profits, after application of rents, issues and profits from the costs and expenses of the receivership and foreclosure and upon the contract obligation.

It is agreed that if this contract covers less than ten (10) acres of land, and in the event of the foreclosure of this contract and sale of the property by sheriff's sale in such foreclosure proceedings, the time of one year for redemption from said sale provided by the statutes of the State of Iowa shall be reduced to six (6) months provided the Sellers, in such action file an election to waive any deficiency judgment against Buyers which may arise out of the foreclosure proceedings; all to be consistent with the provisions of Chapter 628 of the Iowa Code If the redemption period is so reduced, for the first three (3) months after sale such right of redemption shall be exclusive to the Buyers, and the time periods in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to four (4) months.

It is further agreed that the period of redemption after foreclosure of this contract shall be reduced to sixty (60) days if all of the three following contingencies develop: (1) The real estate is less than ten (10) acres in size (2) the Court finds affirmatively that the said real estate has been abandoned by the owners and those persons personally liable under this contract at the time of such foreclosure; and (3) Sellers in such action file an election to waive any deficiency judgment against Buyers or their successor in interest in such action. If the redemption period is so reduced, Buyers or their successor in interest or the owner shall have the exclusive right to redeem for the first thirty (30) days after such sale, and the time provided for redemption by creditors as provided in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to forty (40) days. Entry of appearance by pleading or docket entry by or on behalf of Buyers shall be presumption that the property is not abandoned. Any such redemption period shall be consistent with all of the provisions of Chapter 628 of the Iowa Code. This paragraph shall not be construed to limit or otherwise affect any other redemption provisions contained in Chapter 628 of the Iowa Code.

18. 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.

19. INTEREST ON DELINQUENT AMOUNTS. Either party will pay interest at the highest legal contract rate applicable to 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.

20. 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 duplicate of such assignment by such assignors. Any such assignment shall not terminate the liability of the assignor to perform, unless specific release in writing is given and signed by the other party to this contract.

21. 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.

22. CONSTRUCTION. Words and phrases herein, including acknowledgements hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context. See paragraph 11 above, for construction of the word "Sellers."

23. RELEASE OF RIGHTS. Each of the Sellers hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property.

24. LEAD-BASED PAINT NOTICE. If applicable, see attached Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazard.

25. SPECIAL PROVISIONS. See Addendum, if applicable.

See attached addendum

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.

Dated: _____, _____ _____

Dated: _____, _____ _____

Executed in duplicate or triplicate

Karusco, Incorporated

Richard M. Jones, President and Secretary SELLERS
1221 W. Main St.
Manchester, IA 52057
SELLERS' ADDRESS

Crumpton L.L.C.

Michael J. Crumpton, Manager BUYERS
168 Delhi Road
Manchester, Iowa 52057
BUYERS' ADDRESS

STATE OF IOWA, _____ COUNTY, ss:

This instrument was acknowledged before me on _____, _____

by, _____

_____

_____

_____ ,Notary Public

ADDENDUM

BUYER: **Crumpton L.L.C.**
SELLER: **Karusco, Incorporated**

PREPAYMENT. Buyer's right to prepayment shall be limited. No prepayment shall be permitted during the first two years of the contract. Prepayment of principal during the remaining years of the contract shall be limited to $25,000 per year.

FIRST RIGHT OF REFUSAL. Buyer shall grant to Seller a first right of refusal to purchase the real estate during the term of the contract and for a period of 10 years after said contract is paid in full, except that this first right of refusal shall terminate in any case fifteen (15) years after the date of the contract. This right shall be included in the warranty deed delivered upon payment of the contract in full if there are years remaining of the fifteen. This right shall grant to Seller the right to purchase the property at the same price and under the same terms and conditions as any offer made by a bona fide purchaser. Seller shall have 30 days after written notice of said offer to exercise the right or it shall terminate. This right of refusal may be assigned only from Seller to any individual who is now a shareholder of Seller.

FRONTAGE ROAD. The south 50 feet of the property shall permanently remain subject to a right-of-way for a frontage road access and sidewalk for the benefit of property owners to the west and east of the property. Buyer agrees to contribute a proportional share of the costs of maintenance, upkeep and snow removal of said frontage road together with other property owners using said frontage road. Buyer shall be subject to the terms and conditions of the Road Association created for the purpose of providing maintenance, upkeep and snow removal on said road. When the property is developed, or when the property to the east is developed, Buyer agrees to construct, at its expense, the section of the frontage road extending across the subject property east and west. Buyer agrees to construct the sidewalk when and if required by the city of Manchester. The road shall be concrete and of road quality, consistent in character and orientation with the rest of the frontage road and acceptable to the city of Manchester. During the platting process, if the city requires an escrow or letter to credit for road and sidewalk improvements, Buyer shall assume that obligation as a part of the platting process.

PROTECTIVE COVENANT. Buyer shall not be permitted to operate any business on the property that includes the sale or lease of motor vehicles or the repair and restoration of any motor vehicles. This protective covenant shall run with the land and be binding on Buyer's successors and assigns for the benefit of the adjoining property owner to the west that is currently developed as a motor vehicle dealership. Seller and its successors shall not permit any business on the remaining property owned by Seller north of Highway 13 that has as its primary business the retail sale of submarine or deli-style sandwiches.

AGREED TO THIS 23 DAY OF March 2004.

Crumpton L.L.C.

By: Michael J. Crumpton
Michael J. Crumpton

State of Iowa)
) ss:
County of Delaware)

On this 23rd day of March, 2004, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Michael Crumpton to me personally known, who being duly sworn, did say that he is the Manager, of Crumpton L.L.C., that no seal has been procured by the said limited liability company and that said instrument was signed on behalf of the said limited liability company by authority of its managers and the said Michael Crumpton acknowledged the execution of said instrument to be the voluntary act and deed of said limited liability company by it voluntarily executed.

Steven E Carr
Notary Public in and for said County

NOTARIAL SEAL IOWA
STEVEN E. CARR
COMMISSION NO. 713328
MY COMMISSION EXPIRES
10-30-04

AGREED TO THIS 11 DAY OF March 2004.

Karusco, Incorporated

By: Richard M. Jones
Richard M. Jones, President
And Secretary

State of Florida)
) ss:
County of Pasco)

On this 11TH day of MARCH, 2004, before me, the undersigned, a Notary Public in and for the State of Florida, personally appeared Richard M. Jones to me personally known, who being duly sworn, did say that he is the President and Secretary, of Karusco, Incorporated executing the within and foregoing instrument, that no seal has been procured by the corporation; that said instrument was signed on behalf of the corporation by authority of its Board of Directors; and that Richard M. Jones as officer acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the corporation, by it and by him voluntarily executed.

Mary Jo Shaw
My Commission DD165781
Expires November 17 2006

Mary Jo Shaw
Notary Public in and for said County

MARY JO SHAW NOTARY PUBLIC STATE OF FLORIDA