Book 2008 Page 3456
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

SUBORDINATION AGREEMENT

Recorder's Cover Sheet

Preparer's Information:
The Prudential Insurance Company of America
801 Warrenville Road Suite 150
Lisle, Illinois 60532

Taxpayer Information:
Myron C Zumbach and Carol M Zumbach
2037 330th St
Coggon IA 52218

Return Document To:
The Prudential Insurance Company of America
801 Warrenville Road Suite 150
Lisle, Illinois 60532

Grantors:
The Prudential Insurance Company
of America, a New Jersey corporation

Grantees:
Community Savings Bank
an Iowa Banking Corporation

Legal Description: See page 2

This Agreement prepared by and
after recording return to:
The Prudential Insurance Company
of America
801 Warrenville Road Suite 150
Lisle, Illinois 60532

SUBORDINATION AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, that this Subordination Agreement (the "Agreement") is entered into by and between The Prudential Insurance Company of America, a New Jersey corporation ("Prudential") and Community Savings Bank (the "Bank") of Manchester, Iowa, on this the 20TH day of OCTOBER, 2008.

WHEREAS, on or about July 20, 2004 Myron C. Zumbach, Carol M. Zumbach, Myron L. Zumbach, Betty L. Zumbach, The Myron C. Zumbach Revocable Trust u/t/a dated September 30, 2008 and The Carol M. Zumbach Revocable Trust u/t/a dated September 30, 2002 (all of the foregoing parties being collectively referred to as the "Borrowers") executed and delivered to The Prudential Insurance Company of America, a New Jersey corporation, a certain Fixed Quarterly Payment Promissory Note in the original principal sum of One Million Six Hundred Twenty Thousand and N0/100 (U.S. $1,620,000.00) Dollars (the "Note"), which Note is secured by a certain mortgage lien dated July 20, 2004 and recorded on July 23, 2004 in Book 2004, Page 2747 in the Delaware County, Iowa Recorder's Office and on July 28, 2004 in Book 2004, Page 2782 in the Jones County, Iowa Recorder's Office (the mortgage as recorded in Delaware and Jones Counties, Iowa being collectively referred to as the "Mortgage"); and

WHEREAS, Borrowers have applied to Community Savings Bank of 201 East Main, Manchester, Iowa 52057 (the "Bank") for a loan in the principal amount of One Hundred Thousand and No/100 ($100,000.00) Dollars (the "New Loan"), which loan will be secured by a mortgage lien filed or to be filed against certain real property located in Delaware County, Iowa consisting of approximately twenty (20) acres of land, more or less and legally described as follows:

The North One-Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 26, Township 87 N and Range 5 W. located in Delaware County, Iowa.

(the "Subordinated Premises)

Reference 7-608-278

WHEREAS, as a condition for the Bank to grant the New Loan to Borrowers, the Bank has requested that it be granted and have a first priority mortgage lien as to the real property described above as the Subordinated Premises; and

WHEREAS, Borrowers have requested that Prudential subordinate only so much of its Mortgage as encumbers the Subordinated Premises to a mortgage given or to be given by Borrowers in favor of the Bank securing the New Loan in the total sum of One Hundred Thousand and No/100 (U.S. $100,000.00) Dollars; and

WHEREAS, Prudential is willing to accommodate the request of the Borrowers and subordinate only so much of its Mortgage as encumbers twenty (20) acres, plus or minus, which is identified herein as the Subordinated Premises under the terms and provisions of this Agreement,

NOW, THEREFORE, for value received and in consideration of the premises and One Dollar, in hand paid, by each of the parties to the other and for other valuable consideration, the receipt and sufficiency of which is expressly acknowledged by each of the parties, Prudential and the Bank agree as follows:

1. The foregoing Recitals are incorporated into this Subordination Agreement by this reference and made a part hereof.

2. Prudential agrees and does hereby subordinate only so much of the Prudential Mortgage as encumbers the premises consisting of twenty (20) acres, more or less, of real property located in Delaware County, Iowa which is identified and described herein as the Subordinated Premises. As to the Subordinated Premises, the lien of the Bank evidencing and/or securing the New Loan shall become and be prior and superior to the Prudential Mortgage as to the Subordinated Premises only and shall become and be a first priority lien encumbrance upon the Subordinated Premises notwithstanding that the Prudential Mortgage may have been first placed of record.

3. The parties acknowledge and agree that this Subordination Agreement shall apply on a one time basis to the New Loan given or to be given by the Bank to the Borrowers in the maximum amount of One Hundred Thousand and No/100 (U.S. $100,000.00) Dollars and this Subordination Agreement shall not apply to any increases, extensions, modifications, renewals, additions or substitutions of the New Loan nor to any other indebtedness which the Bank may now or hereafter claim against the Borrowers.

4. The Bank agrees to promptly release any encumbrance it places of record on the Subordinated Premises securing the New Loan upon payment in full of the New Loan.

[The remainder of this page has been left blank intentionally]

5. The parties acknowledge and agree that this subordination of the Prudential Mortgage is executed with the further express understanding that, except for the subordination of only that portion of the Prudential Mortgage that encumbers the Subordinated Premises as described herein, this Agreement shall in no other manner impair or subordinate the first priority lien of the Prudential Mortgage as to all the remaining real property described therein or the right of Prudential to foreclosure thereon.

IN WITNESS WHEREOF, the parties have set their hands and seals on this 20TH day of OCTOBER, 2008.

The Prudential Insurance Company of America,
a New Jersey Corporation,

By: _____
Vice President

Community Savings Bank,

By: _____
Vice President

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, Rita L. Troogstad, a Notary Public in and for and residing in said County, in the State aforesaid, do hereby certify that, John Nitz personally known to me to be a Vice President of The Prudential Insurance Company of America, a corporation (the "Company"), and being the same person whose name is subscribed to the foregoing instrument, appeared before me this day, in person, and acknowledged that he/she signed, sealed and delivered said instrument in his/her capacity as a Vice President of the Company, after first being duly authorized to execute and deliver the same by the Board of Directors of the Company and the foregoing instrument was executed by him/her for and on behalf of the Company as the free and voluntary act of the Company and for the uses and purposes therein expressed.

Given under my hand and official seal, this 20th day of October, 2008.

Notary Public

OFFICIAL SEAL
RITA L. TROOGSTAD
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8-6-2009

STATE OF Iowa)
) SS
COUNTY OF Delaware)

I, Morgan Schmidt, a Notary Public in and for and residing in said County, in the State aforesaid, do hereby certify that Brian L Pralle personally known to me to be (a)(the) Vice President of Community Savings Bank, (the "Bank") appeared before me this day, in person, and acknowledged that he/she signed, sealed, attested and delivered said instrument in his/her capacity as Vice President of the Bank, after first being duly authorized to execute and deliver the same by the Board of Directors of the Bank and the foregoing instrument was executed by him/her for and on behalf of the Bank as the free and voluntary act of the Bank and for the uses and purposes therein expressed.

Given under my hand and official seal, this 15 day of October, 2008.

Notary Public

MORGAN SCHMIDT
Commission Number 748842
My Commission Expires
4-11-10