Book 2010 Page 1712
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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

CSB

Preparer Information:

Daniel H. Swift	108 N. Madison Street	Manchester Iowa 52057	563-927-4901
Preparer's Name	Street Address	City State Zip	Phone Number

ASSIGNMENT OF LEASE

This Assignment of Lease is made as of the 10th day of May, 2010, by and between Z & M Holdings, LLC, an Iowa Limited Liability Company, as Landlord, Community Savings Bank, an Iowa Banking Corporation organized and existing under the laws of the State of Iowa, Assignee, and Hartwick Marina, Inc., an Iowa Business Corporation, Assignor.

Hartwick Marina, Inc., Assignor, desires to assign, convey, and quit claim all of its right, title and interest in and to a Lease by and between Z & M Holdings. LLC, as Lessor/Landlord and Hartwick Marina, Inc., as Lessee/Tenant, to Community Savings Bank, Assignee.

Hartwick Marina, Inc., does, hereby, assign, convey, and quit claim all of its right, title and interest in and to the Lease by and between Z & M Holdings, LLC and Hartwick Marina, Inc. to Community Savings Bank. A copy of the executed Lease is attached hereto and identified as Exhibit "A".

Z & M Holdings, LLC, by affixing their signature hereto, gives prior written consent for this Assignment.

Hartwick Marina, Inc., Assignor, hereby agrees to remain liable for all obligations of Tenant under the Lease, both before and after the effective date through the principal and any extended term. Assignor acknowledges it shall have no reversionary interest or rights whatsoever in the Lease or to possession of the premises after the effective date other than with the consent of Community Savings Bank, Assignee. Assignor shall not be released from any liability arising under the Lease by any future further assignment or subleasing whether or not Assignor has received notice or has consented to the same. Z & M Holdings, LLC, Landlord, shall have all remedies against Assignor as are provided in the Lease in the same manner as if this Agreement had not been made.

If any party to this agreement commences an action against another party hereto arising out of or in connection with this Assignment, the prevailing party shall be entitled to recover from the losing party, reasonable attorney fees and the costs of such suit as part of its judgment.

Z & M Holdings, LLC, agrees to provide all notices required under the Lease to both Hartwick Marina, Inc., and Community Savings Bank.

Z & M HOLDINGS, LLC

By _____
Christopher Stender, Manager/Member

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This instrument was acknowledged before me on the 10th day of May, 2010, by Christopher Stender, as Manager/Member of Z & M Holdings, LLC.

BRETT W. NAGEL
Commission Number 146867
My Comm. Exp. 4-31-13

_____
Notary Public in and for the State of Iowa

HARTWICK MARINA, INC.

By _____
Christopher Stender, President

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This instrument was acknowledged before me on the 10th day of May, 2010, by Christopher Stender, as President of Hartwick Marina, Inc.

BRETT W. NAGEL
Commission Number 146867
My Comm. Exp. 4-31-13

_____
Notary Public in and for the State of Iowa

COMMUNITY SAVINGS BANK

By _____
Brett W. Nagel, Vice President/
Senior Commercial Officer

STATE OF IOWA, COUNTY OF DELAWARE, ss:

This instrument was acknowledged before me on the 20th day of May, 2010, by Brett W. Nagel, as Vice President/Senior Commercial Officer of Community Savings Bank.

PEGGY A. HILDEBRAND
Commission Number 707482
My Commission Expires
12-20-2012

_____
Notary Public in and for the State of Iowa

Exhibit "A"

MEMORANDUM OF

LEASE-BUSINESS PROPERTY

THE IOWA STATE BAR ASSOCIATION
Official Form No. 165
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Taxpayer Information: (Name and complete address)
Z & M Holdings, LLC, 21794 258th Street, Delhi, IA 52233

Return Document To: (Name and complete address)
Thomas J. Hanson, 401 East Main Street, Manchester, IA 52057, Phone: (563) 927-5920

Grantors:
Z & M Holdings, LLC

Grantees:
Hartwick Marina, Inc.

Legal description: See Page 2

Document or instrument number of previously recorded documents:

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LEASE MEMORANDUM

A lease between Z & M Holdings, LLC of 21794 258th Street, Delhi, Iowa 52233, the Landlord and Hartwick Marina, Inc. of 22140 261st Street, Delhi, Iowa 52233, the tenant was made regarding the following described premises:

> Parcel U part of the NW1/4 and NW 1/4 30-88-4, according to plat recorded in Book 2004, Page 1752; and all Lake Frontage running to the waterfront and then it right angles to the middle of Lake Delhi in respect to and adjoining said Parcel U.

The date of execution of the lease was May 14th, 2010. The lease is for a term of one year and shall commence on the 14th day of May, 2010 and shall terminate on the 14th day of May, 2011 and may continue thereafter on a month to month basis if not terminated.

LANDLORD: Z & M Holdings, LLC
By: Christopher Stender – Manager

TENANT: Hartwick Marina, Inc.
By: Christopher Stender – President

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

This instrument was acknowledge before me on this 14th day of May, 2010 by Christopher Stender, Manager of Z & M Holdings, LLC and Christopher Stender, President of Hartwick Marina, Inc.

BRETT W. NAGEL
Commission Number 146867
My Comm. Exp. 4-21-13

Notary Public In and For the State of Iowa