Recorded: 7/21/2010 at 3:01:42.0 PM
Fee Amount: $129.00
Revenue Tax:
Delaware County, Iowa
DEBORAH PEYTON, RECORDER
BK: 2010 PG: 2222

Prepared by, and after recording, return to:
Amy Weisbrod
CoBank, ACB
P.O. Box 5110
Denver, CO 80217
Attention: Collateral Department
Phone: 800-542-8072

Iowa Regional Utilities Association
3801 Iowa Speedway Drive
Newton, IA 50208-8256
See attached Schedule 1 to Appendix A for previous recordings
Tax Parcel ID No.: See Appendix B as listed beginning on Page A-1
Legal Description: See Exhibit A as listed on Page 25.

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AMENDED AND RESTATED
REAL ESTATE MORTGAGE

AND

SECURITY AGREEMENT

Made By and Among

IOWA REGIONAL UTILITIES ASSOCIATION

as Mortgagor

and

CoBANK, ACB

as Mortgagee

Dated as of

June 28, 2010

THIS INSTRUMENT CONSTITUTES A MORTGAGE AND SECURITY AGREEMENT COVERING BOTH REAL AND PERSONAL PROPERTY OF A TRANSMITTING UTILITY AND IS TO BE CROSS INDEXED IN ALL INDICES IN WHICH ARE RECORDED LIENS, MORTGAGES, OR OTHER ENCUMBRANCES

AGAINST REAL AND PERSONAL PROPERTY AND FIXTURES, INCLUDING THE MORTGAGE INDEX AND THE UCC INDEX.

PURSUANT TO IOWA CODE SECTION 554B.3 (1997) THIS INSTRUMENT CONSTITUTES A LIEN ON ALL AFTER ACQUIRED PROPERTY OF THE MORTGAGOR.

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF $93,230,661.00. LOANS AND ADVANCES UP TO THIS AMOUNT, TOGETHER WITH INTEREST, ARE SENIOR TO INDEBTEDNESS TO OTHER CREDITORS UNDER SUBSEQUENTLY RECORDED OR FILED MORTGAGES AND LIENS.

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THIS AMENDED AND RESTATED REAL ESTATE MORTGAGE AND SECURITY AGREEMENT, dated as of June 28, 2010 (hereinafter called this "Mortgage") is made between **IOWA REGIONAL UTILITIES ASSOCIATION** (hereinafter called the "Mortgagor"), a corporation existing under the laws of the State of Iowa, and **CoBANK, ACB** (hereinafter called the "Mortgagee"), a federally chartered instrumentality of the United States.

RECITALS

WHEREAS, the Mortgagor and Mortgagee are parties to those certain Real Estate Mortgage(s) more particularly identified in Item 1 on Appendix A of this Mortgage (individually or collectively, the "Original Mortgage");

WHEREAS, the Mortgagor has borrowed money from the Mortgagee and has issued its promissory notes to evidence such indebtedness which is secured by the Original Mortgage;

WHEREAS, the Mortgagor deems it necessary to borrow money from the Mortgagee for its corporate purposes and to issue its promissory notes therefor from time to time, and to mortgage and pledge its property hereinafter described or mentioned to secure the payment of same;

WHEREAS, this Mortgage restates and consolidates the Original Mortgage while preserving the priority of the Lien (as hereinafter defined) under the Original Mortgage securing the payment of Mortgagor's outstanding obligations secured under the Original Mortgage; and

WHEREAS, all acts necessary to make this Mortgage a valid and binding legal instrument for the security of such notes and obligations, subject to the terms of this Mortgage, have been in all respects duly authorized;

NOW, THEREFORE, the parties agree that the Liens of the Original Mortgage and of this Mortgage are hereby combined and consolidated so that such Liens shall hereafter form one single unified Lien upon all the Mortgaged Property (as hereinafter defined) with the same intent and with like effect as if one mortgage covering the Mortgaged Property had been executed and delivered by the Mortgagor to the Mortgagee. In no event shall the Lien of the Original Mortgage be deemed discharged or released hereby and the same is hereby expressly preserved and confirmed as consolidated with this Mortgage. The Original Mortgage, as so consolidated, is hereby amended and restated in its entirety by this Mortgage.

ARTICLE I.

DEFINITIONS

Section 1.01. Definitions. In addition to the terms defined elsewhere in this Mortgage, the following terms shall have the meanings specified in this Section 1.01, unless the context clearly requires otherwise. The terms defined herein include the plural as well as the singular. Accounting terms used in this Mortgage but not otherwise defined herein shall have the meanings they have under GAAP.

Credit Agreements shall mean all agreements, instruments and documents between the Mortgagor and the Mortgagee or executed by the Mortgagor in favor of the Mortgagee which evidence or

relate to the Obligations, whether now existing or hereafter entered into, and all amendments, supplements and restatements thereof. Without limiting the foregoing, Credit Agreements shall include all agreements identified on Appendix "A" hereto.

Environmental Law shall have the meaning specified in Section 3.13.

Event of Default shall have the meaning specified in Section 4.01.

Excepted Property shall mean the property, if any, identified in Appendix "C" hereto.

GAAP shall mean generally accepted accounting principles as established by the American Institute of Certified Public Accountants.

Hazardous Materials shall have the meaning specified in Section 3.13.

Lien shall mean any statutory or common law consensual or non-consensual mortgage, pledge, grant, security title or interest, lien, encumbrance or charge of any kind against property, including, without limitation, any conditional sale or other title retention transaction, any lease transaction in the nature of a security interest and any security interest under the Uniform Commercial Code.

Maximum Debt Limit, if any, shall mean the amount more particularly described in Appendix "A" hereto.

Mortgage shall mean this Amended and Restated Real Estate Mortgage and Security Agreement, as it may be amended or supplemented from time to time.

Mortgaged Property shall have the meaning specified in Section 2.01.

Mortgagee shall mean CoBank, ACB.

Mortgagor Location shall have the meaning given thereto in the Uniform Commercial Code. For example, for a corporation, it is the state of incorporation; for a limited liability company, it is the state of formation; and for a limited partnership, it is the state of registration.

Obligations shall mean the payment of all indebtedness and the performance of all obligations of the Mortgagor to the Mortgagee of every type and description, whether now existing or hereafter arising, fixed or contingent, as primary obligor or as guarantor or surety, acquired directly or by assignment or otherwise, liquidated or unliquidated, regardless of how they arise or by what agreement or instrument they may be evidenced, including, without limitation, all loans, advances and other extensions of credit made to or for the account of the Mortgagor and all covenants, agreements and provisions contained in this Mortgage and in all Credit Agreements. Without limiting the foregoing, "Obligations" shall include those obligations evidenced by the instruments and documents described in Appendix "A" hereto.

Permitted Encumbrances shall mean:

(i) as to the property specifically described in Granting Clause I, the restrictions, exceptions, reservations, conditions, limitations, interests and other matters which are set forth or referred to in such descriptions; and

(ii) as to all Mortgaged Property, any Lien permitted under the Credit Agreements.

Potential Default shall mean the occurrence of any event which with the giving of notice and/or the passage of time and/or the occurrence of any other condition would ripen into an Event of Default.

Uniform Commercial Code shall mean the Uniform Commercial Code of the state of the Mortgagor's Location and any state in which any of the Mortgaged Property is located.

Water Utility Facilities shall mean all property, real or personal, tangible or intangible, of every kind, nature and description, and wheresoever situated, now owned or hereafter acquired by the Mortgagor used in whole or in part in connection with any water utility operations now or hereafter conducted by the Mortgagor, including, without limitation, the provision of services involving or relating to water utility plants and systems of every type and description. Without limiting the foregoing, "Water Utility Facilities" shall include all water utility plants and systems, including, without limitation, all water works, generating stations, substations, pump houses, wells, distribution lines, equipment, machinery, computers, computer programs, software, parts, tools, implements, conduits, ducts, lines, wires, cables, switches, testboards, motors, generators, batteries, items of central office equipment and pay-stations.

ARTICLE II.

GRANTING CLAUSES

Section 2.01. Granting Clauses. In order to secure the Obligations, whether such Obligations are made pursuant to a commitment, made at the option of the Mortgagee, made after a reduction to zero or other balance, or made otherwise, up to the Maximum Debt Limit, if any, and to declare the terms and conditions upon which the Obligations are to be secured, the Mortgagor, in consideration of the premises, does hereby grant, bargain, sell, alienate, convey, assign, transfer, mortgage, hypothecate, pledge, set over and confirm unto the Mortgagee, and its respective assigns, all property, rights, privileges and franchises of the Mortgagor of every kind and description, real, personal or mixed, tangible or intangible, whether now owned or hereafter acquired by the Mortgagor, wherever located, EXCEPT ANY EXCEPTED PROPERTY, including all and singular the following described property other than Excepted Property (all of which is hereinafter called the "Mortgaged Property"):

I

All right, title and interest of the Mortgagor in and to those fee and leasehold estates in real property described in Appendix "B" hereto, subject in each case to those matters set forth in such Appendix, together with all buildings and improvements located thereon;

II

All right, title and interest of the Mortgagor in and to all other estates and interests in real property now owned by the Mortgagor and located in the counties listed in Appendix "B" hereto, or hereafter acquired, wherever located, including, without limitation, all fixtures, easements, permits, licenses and rights of way comprising real property;

III

All right, title and interest of the Mortgagor in and to all Water Utility Facilities now owned by the Mortgagor and located in the counties listed in Appendix "B" hereto, or hereafter constructed or acquired by the Mortgagor, wherever located;

IV

All right, title and interest of the Mortgagor in, to and under any and all grants, privileges, rights of way and easements now owned, held, leased, enjoyed or exercised, or which may hereafter be owned, held, leased, acquired, enjoyed or exercised, by the Mortgagor for the purposes of, or in connection with, the construction, acquisition, ownership, use or operation by or on behalf of the Mortgagor of the Water Utility Facilities, wherever located;

V

All right, title and interest of the Mortgagor in, to and under any and all licenses, ordinances, privileges and permits heretofore granted, issued or executed, or which may hereafter be granted, issued or executed, to it or to its assignors by the United States of America, or by any state, or by any county, township, municipality, village or other political subdivision thereof, or by any agency, board, commission or department of any of the foregoing, authorizing the construction, acquisition, ownership, use or operation of the Water Utility Facilities, insofar as the same may by law be assigned, granted, bargained, sold, conveyed, transferred, mortgaged or pledged.

VI

All right, title and interest of the Mortgagor in, to and under any and all contracts heretofore or hereafter executed, as they may be amended or supplemented from time to time, by and between the Mortgagor and any person, firm, corporation or governmental body or agency, including, without limitation, contracts relating in any way to (i) the construction, acquisition, ownership, use, operation or output of the Mortgagor's Water Utility Facilities, and (ii) the provision of water services;

VII

Also, all right, title and interest of the Mortgagor in and to all other property, real or personal, tangible or intangible, of every kind, nature and description, and wheresoever situated, now owned or hereafter acquired by the Mortgagor, including, without limitation, all accounts, inventory (including without limitation, returned or repossessed goods), contract rights, chattel paper, electronic chattel paper, instruments, documents, investment property (including, without limitation, certificated and uncertificated securities, security entitlements, securities accounts, commodity contracts, and commodity accounts), letters of credit; letter-of-credit rights, equipment, inventory, fixtures, general intangibles (including, without

limitation, payment intangibles, choses or things in action, litigation rights and resulting judgments, goodwill, patents, trademarks and other intellectual property, tax refunds, miscellaneous rights to payment, investments and other interests in entities not included in the definition of investment property (including, without limitation, all equities and patronage rights in all cooperatives and all interests in partnerships and joint ventures), margin accounts, computer programs, software, invoices, books, records and other information relating to or arising out of the Mortgagor's business); and, to the extent not covered by the above, all other personal property of the Mortgagor of every type and description, including without limitation, supporting obligations, interests or claims in or under any policy of insurance, commercial tort claims, deposit accounts, money, and judgments (as such terms are presently or hereafter defined in the applicable Uniform Commercial Code), it being the intention hereof that all such property now owned but not specifically described herein or acquired or held by the Mortgagor after the date hereof shall be as fully embraced within and subjected to the Lien hereof as if the same were now owned by the Mortgagor and were specifically described herein to the extent only, however, that the subjection of such property to the Lien hereof shall not be contrary to law; and

VIII

Also, any Excepted Property that may, from time to time hereafter, by delivery or by writing of any kind, be subjected to the Lien hereof by the Mortgagor or by anyone in its behalf; and the Mortgagee is hereby authorized to receive the same at any time as additional security hereunder for the benefit of the Mortgagee.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to the aforesaid property or any part thereof, with the reversion and reversions, remainder and remainders and all rents, income, revenues, profits, cash, proceeds, products and benefits at any time derived, received or had from any and all of the above-described property of the Mortgagor and all deposits or other accounts into which the same may be deposited.

TO HAVE AND TO HOLD all and singular the Mortgaged Property unto the Mortgagee and its respective assigns forever, to secure the payment and performance of the Obligations, including, without limitation, the due performance of the covenants, agreements and provisions herein contained, and for the uses and purposes and upon the terms, conditions, provisos and agreements hereinafter expressed and declared.

ARTICLE III.

PARTICULAR REPRESENTATIONS, WARRANTIES AND COVENANTS OF THE MORTGAGOR

The Mortgagor represents, warrants and, except as otherwise permitted by the Mortgagee, covenants with the Mortgagee as follows:

Section 3.01. Authority to Execute and Deliver this Mortgage; All Action Taken; Enforceable Obligations. The Mortgagor is authorized under its articles of incorporation and bylaws or other applicable organizational documents and all applicable laws and by corporate or organizational action to execute and deliver this Mortgage; and this Mortgage is, and any amendment, supplement or

restatement of this Mortgage, when executed and delivered will be, the legal, valid and binding obligations of the Mortgagor which are enforceable in accordance with their respective terms.

Section 3.02. Authority to Mortgage Property; No Liens; Exception for Permitted Encumbrances; Mortgagor to Defend Title and Remove Liens. The Mortgagor has good and marketable title to all fee and leasehold estates in real property, good and marketable title to all personal property, and good, right and lawful authority to mortgage the Mortgaged Property for the purposes herein expressed. The Mortgaged Property is free and clear of any Lien affecting the title thereto, except Permitted Encumbrances. The Mortgagor will, so long as any of the Obligations shall remain unpaid, maintain and preserve the Lien of this Mortgage superior to all other Liens, other than Permitted Encumbrances, and will forever warrant and defend the title to the Mortgaged Property against any and all claims and demands.

Section 3.03. No Encumbrances on Mortgaged Property. The Mortgagor will not create, incur, suffer or permit to exist any Lien on any of the Mortgaged Property, except for Permitted Encumbrances. Except for claims giving rise to Permitted Encumbrances, the Mortgagor will promptly pay or discharge any and all obligations for or on account of which any such Lien might exist.

Section 3.04. Sale or Transfer of Mortgaged Property. The Mortgagor shall not sell, lease or transfer any Mortgaged Property to any person or entity except as permitted in the Credit Agreements.

Section 3.05. Payment of Obligations. The Mortgagor will duly and punctually pay all amounts due under the Obligations, at the dates and places and in the manner provided in all Credit Agreements, and all other sums becoming due hereunder.

Section 3.06. Preservation of Franchises and Compliance with Laws. The Mortgagor will take or cause to be taken all such action as may from time to time be necessary to obtain, preserve and renew all franchises, rights of way, easements, permits, and licenses now or hereafter granted or upon it conferred necessary to the operations of the Mortgagor, and will comply in all material respects with all laws, ordinances, regulations, and requirements applicable to it or the Mortgaged Property.

Section 3.07. Maintenance of Mortgaged Property. The Mortgagor will at all times maintain and preserve the Mortgaged Property and each and every material part and parcel thereof in good repair, working order and condition, ordinary wear and tear excepted, and in material compliance with all applicable laws, ordinances, regulations, and requirements, and will from time to time make all needed and proper repairs, renewals, and replacements, and useful and proper alterations, additions, betterments and improvements, and will, subject to contingencies beyond its reasonable control, at all times keep its plant and properties in continuous operating condition and use all reasonable diligence to furnish the consumers served by it through the Mortgaged Property, or any part thereof, with adequate services furnished by the Mortgagor.

Section 3.08. Insurance; Restoration of Damaged Mortgaged Property. The Mortgagor will maintain insurance as required by the Credit Agreements. In the event of damage to or the destruction or loss of any portion of the Mortgaged Property, unless the Mortgagee shall otherwise agree, the Mortgagor shall replace or restore such damaged, destroyed or lost portion so that the Mortgaged Property shall be in substantially the same condition as it was in prior to such damage, destruction or loss. Provided no Potential Default or Event of Default then exists, the Mortgagee shall provide to the Mortgagor any insurance proceeds received by the Mortgagee upon such reasonable terms and conditions

as the Mortgagee may require to ensure that such proceeds are used for the foregoing purpose and that such required replacement or restoration will be completed. The Mortgagor shall replace the lost portion of the Mortgaged Property or shall commence such restoration promptly after such damage, destruction or loss shall have occurred and shall complete such replacement or restoration as expeditiously as practicable, and shall pay or cause to be paid, out of the proceeds of such insurance or otherwise, all costs and expenses in connection therewith so that such replacement or restoration shall be so completed that the portion of the Mortgaged Property so replaced or restored shall be free and clear of all Liens, except for Permitted Encumbrances. At the request of the Mortgagee, the Mortgagor shall exercise such rights and remedies which it may have under any insurance policy or fidelity bond and which may be designated by the Mortgagee, and the Mortgagor hereby irrevocably appoints the Mortgagee as its agent to exercise such rights and remedies under any insurance policy or bond as the Mortgagee may choose, and the Mortgagor shall pay all reasonable costs and expenses incurred by the Mortgagee in connection with such exercise.

Section 3.09. Mortgagee Right to Expend Money to Protect Mortgaged Property. From time to time, the Mortgagee may, in its sole discretion, but shall not be obligated to, advance funds on behalf of the Mortgagor, in order to ensure compliance with any covenant or agreement of the Mortgagor made in or pursuant to this Mortgage or any of the Credit Agreements, to preserve or protect any right or interest of the Mortgagee in the Mortgaged Property or under or pursuant to this Mortgage or any of the Credit Agreements, including, without limitation, the payment of any insurance premiums or taxes and the satisfaction or discharge of any judgment or any Lien upon the Mortgaged Property or other property or assets of the Mortgagor (other than Permitted Encumbrances); provided, however, that the making of any such advance by the Mortgagee shall not constitute a waiver by the Mortgagee of any Event of Default with respect to which such advance is made nor excuse the Mortgagor from any performance required hereunder. The Mortgagor shall pay to the Mortgagee upon demand all such advances made by the Mortgagee with interest thereon at a rate equal at all times to 4% per annum above the Mortgagee's "CoBank Base Rate." For purposes hereof, the CoBank Base Rate shall mean the rate of interest established by the Mortgagee from time to time as its CoBank Base Rate, which rate is intended by the Mortgagee to be a reference rate and not its lowest rate. All such advances and accrued interest shall be secured by this Mortgage.

Section 3.10. Further Assurances. Upon the request of the Mortgagee, the Mortgagor shall promptly do all acts and things, including the execution, acknowledgment and delivery of such financing statements, amendments thereto and other instruments and documents as the Mortgagee may request, to enable the Mortgagee to perfect and maintain the Lien of this Mortgage and/or the Mortgagee's rights and remedies hereunder. The Mortgagor shall notify the Mortgagee promptly upon the acquisition of any fee or leasehold estate in real property and shall execute and record such amendments or supplements to this Mortgage or other documents or instruments as are necessary or appropriate to subject such real property to the Lien of this Mortgage and shall deliver such executed and recorded amendments or supplements or other documents or instruments to the Mortgagee. In addition, the Mortgagor shall promptly notify the Mortgagee of (i) its acquisition or ownership of any Mortgaged Property located in any county in which this Mortgage is not then recorded, (ii) any change in its name, (iii) any change in its principal place of business or its chief executive office, and (iv) any change in the state of the Mortgagor's Location. In the event the Mortgagor fails to take any action required under this Section 3.10, the Mortgagee may take any such action and make, execute and record any such financing statements, instruments and documents for and in the name of the Mortgagor, and the Mortgagor hereby irrevocably appoints the Mortgagee as its attorney-in-fact to take such actions, which appointment is coupled with an interest and irrevocable.

Section 3.11. Condemnation, Etc. In the event that the Mortgaged Property or any part thereof shall be taken under the power of eminent domain or like power, then, unless the Mortgagee otherwise consents, all proceeds and avails thereof shall be applied by the Mortgagor to the prepayment of the Obligations (such prepayments to be applied in such order and manner as the Mortgagee may, in its sole discretion, elect).

Section 3.12. Conflict with Mortgage Terms. The provisions of this Mortgage and the Credit Agreements shall be cumulative and not mutually exclusive, notwithstanding any inconsistencies.

Section 3.13. Environmental Representations, Warranties and Covenants. The Mortgagor makes the following representations, warranties and covenants, all of which are subject to any exceptions that the Mortgagor may have previously disclosed in writing to the Mortgagee, and which, to the extent that they deal with representations of fact, are based on the Mortgagor's present knowledge, arrived at after reasonable inquiry.

(A) Use of the Mortgaged Property.

(1) The Mortgagor shall: (a) use, handle, transport or store Hazardous Materials as defined under any Environmental Law (both as hereinafter defined); and (b) store or treat non-hazardous wastes: (i) in a good and prudent manner in the ordinary course of business; and (ii) in compliance with all applicable Environmental Laws.

(2) The Mortgagor shall not conduct or allow to be conducted, in violation of any Environmental Law, any business, operations or activity on the Mortgaged Property, or, except in strict compliance with applicable law, employ or use the Mortgaged Property to generate, use, handle, manufacture, treat, store, process, transport or dispose of any Hazardous Materials, or any other substance which is prohibited, controlled or regulated under applicable law. The Mortgagor shall not use the Mortgaged Property in a way that poses a threat or nuisance to public safety, health or the environment, or cause or allow to be caused a known or suspected release of Hazardous Materials, on, under, or from the Mortgaged Property.

(3) The Mortgagor shall not do or permit any act or thing, business or operation that poses an unreasonable risk of harm, or impairs or may impair the value of the Mortgaged Property or any part thereof.

(B) Condition of the Mortgaged Property.

(1) The Mortgagor shall take all appropriate response actions, including any removal and remedial actions, in the event of a release, emission, discharge or disposal of Hazardous Materials in, on, under, or about the Mortgaged Property, so as to remain in compliance with all Environmental Laws.

(2) All underground tanks, wells, septic tanks, ponds, pits, or any other storage tanks (whether currently in use or abandoned) on the Mortgaged Property, if any, are, as of the date hereof, maintained in compliance with all applicable Environmental Laws.

(C) **Notice of Environmental Problems or Litigation.** Neither the Mortgagor nor any of its tenants have given, nor were they required to give, nor have they received, any notice, letter, citation, order, warning, complaint, inquiry, claim or demand that: (1) the Mortgagor and/or any tenants have violated, or are about to violate, any Environmental Law, judgment or order; (2) there has been a release, or there is a threat of release, of Hazardous Materials from the Mortgaged Property; (3) the Mortgagor and/or its tenants may be or are liable, in whole or in part, for the costs of cleaning up, remediating, removing or responding to a release or a threatened release of Hazardous Materials; or (4) the Mortgaged Property is subject to a lien in favor of any governmental entity for any liability, costs or damages, under any Environmental Law arising from, or costs incurred by such governmental entity in response to, a release or a threatened release of a Hazardous Material. The Mortgagor further represents and warrants that no conditions currently exist or are currently reasonably foreseeable that would subject the Mortgagor to any such investigation, litigation, administrative enforcement or to any damages, penalties, injunctive relief, or cleanup costs under any Environmental Law. Upon receipt of any such notice, the Mortgagor and its tenants shall immediately provide a copy to the Mortgagee.

(D) **Right of Inspection.** The Mortgagor hereby grants, and will cause any tenants to grant, to the Mortgagee, its agents, attorneys, employees, consultants, contractors, successors and assigns, an irrevocable license and authorization, upon reasonable notice, to enter upon and inspect the Mortgaged Property and facilities thereon, and perform such tests, including without limitation, subsurface testing, soils and groundwater testing, and other tests which may physically invade the Mortgaged Property, as the Mortgagee, in its sole discretion, determines are necessary to protect its security interest; provided, however, that under no circumstances shall the Mortgagee be obligated to perform such inspections or tests.

(E) **Indemnity.** The Mortgagor agrees to indemnify and hold the Mortgagee, its directors, employees, agents, and its successors and assigns, harmless from and against any and all claims, losses, damages, liabilities, fines, penalties, charges, judgments, administrative orders, remedial action requirements, enforcement actions of any kind, and all costs and expenses incurred in connection therewith (including without limitation attorney's fees and expenses) arising directly or indirectly, in whole or in part, out of any failure of the Mortgagor to comply with the environmental representations, warranties, and covenants contained herein.

(F) **Continuation of Representations, Warranties, Covenants and Indemnities.** The Mortgagor's representations, warranties, covenants, and indemnities contained herein shall survive the occurrence of any event whatsoever, including, without limitation, the satisfaction of the Obligations secured hereby, the reconveyance or foreclosure of this Mortgage, the acceptance by the Mortgagee of a deed in lieu of foreclosure, or any transfer or abandonment of the Mortgaged Property.

(G) **Corrective Action.** In the event the Mortgagor is in breach of any of its representations, warranties or agreements as set forth above, then, without limiting the Mortgagee's other rights hereunder, the Mortgagor, at its sole expense, shall take all actions required, including, without limitation, environmental cleanup of the Mortgaged Property, to comply with the representations, warranties, and covenants contained herein and with all applicable legal requirements and, in any event, shall take all actions deemed necessary under all applicable Environmental Laws.

(H) **Hazardous Materials Defined.** The term "Hazardous Materials" shall mean dangerous, toxic, or hazardous pollutants, contaminants, chemicals, wastes, materials or substances, as defined in or governed by the provisions of any Environmental Law.

(I) **Environmental Law Defined.** The term "Environmental Law" shall mean any federal, state or local laws, statute, ordinance, rule, regulation, administration order, or permit now in effect or hereinafter enacted, pertaining to the public health, safety, industrial hygiene, or the environmental conditions on, under or about the Mortgaged Property.

ARTICLE IV.

EVENTS OF DEFAULT AND REMEDIES OF THE MORTGAGEE

Section 4.01. Events of Default. Each of the following shall be an "Event of Default":

(A) default shall be made in the payment of any amount due under any Obligation;

(B) default shall be made in the due observance or performance of any of the covenants, conditions or agreements on the part of the Mortgagor in this Mortgage, and such default shall continue for a period of fifteen (15) days after written notice specifying such default and requiring the same to be remedied shall have been given to the Mortgagor by the Mortgagee;

(C) any representation or warranty made by the Mortgagor herein, or in any certificate, instrument or document delivered hereunder, shall prove to be false or misleading in any material respect on or as of the date made;

(D) an "Event of Default" shall have occurred under any Credit Agreement or, in the event any Credit Agreement does not contain specified "Events of Default," the Mortgagor shall breach or be in default of any Credit Agreement; and

(E) an event of damage, destruction or loss or a taking under the power of eminent domain or like power (or transfer in lieu of such taking) shall have had, in the judgment of the Mortgagee, a material adverse effect on the ability of the Mortgagor to pay or perform the Obligations.

Section 4.02. Acceleration of Maturity. If an Event of Default shall have occurred and be continuing, the Mortgagee may declare the Obligations to be due and payable immediately by a notice in writing to the Mortgagor, and upon such declaration, all Obligations shall become due and payable immediately, anything contained herein or in the Credit Agreements to the contrary notwithstanding.

Section 4.03. Remedies of the Mortgagee. If one or more Events of Default shall occur and be continuing, the Mortgagee (personally or by attorney), in its discretion, may:

(A) take immediate possession of the Mortgaged Property, collect and receive all credits, outstanding accounts and bills receivable of the Mortgagor and all rents, income, revenues, profits and proceeds pertaining to or arising from the Mortgaged Property, or any part thereof, whether then past due or accruing thereafter, and issue binding receipts therefor; and manage, control and operate the Mortgaged Property as fully as the Mortgagor might do if in possession thereof, including, without limitation, the making of all repairs or replacements deemed necessary or advisable;

(B) proceed to protect and enforce the rights of the Mortgagor and the rights of the Mortgagee by suits or actions in equity or at law in any court or courts of competent jurisdiction, whether for specific performance of any covenant or any agreement contained herein or in any Credit Agreement or in aid of the execution of any power herein granted or for the foreclosure hereof or hereunder or for the sale of the Mortgaged Property, or any part thereof, or to collect the debts hereby secured or for the enforcement of such other or additional appropriate legal or equitable remedies as may be deemed necessary or advisable to protect and enforce the rights and remedies herein granted or conferred, and in the event of the institution of any such action or suit, the Mortgagee shall have the right to have appointed a receiver of the Mortgaged Property and of all rents, income, revenues, profits and proceeds pertaining thereto or arising therefrom, whether then past due or accruing after the appointment of such receiver, derived, received or had from the time of the commencement of such suit or action, and such receiver shall have all the usual powers and duties of receivers in like and similar cases, to the fullest extent permitted by law, and if application shall be made for the appointment of a receiver, the Mortgagor hereby expressly consents that the court to which such application shall be made may make said appointment;

(C) sell or cause to be sold all and singular the Mortgaged Property or any part thereof, and all right, title, interest, claim and demand of the Mortgagor therein or thereto, at public auction at such place in any county in which the property to be sold, or any part thereof, is located, at such time, upon such notice, and upon such terms as may be specified in a notice of sale, which shall state the time when and the place where the sale is to be held, shall contain a brief description of the property to be sold, and shall be given by mailing a copy thereof to the Mortgagor at least fifteen (15) days prior to the date fixed for such sale and by publishing the same once in each week for two successive calendar weeks prior to the date of such sale in a newspaper of general circulation published in said county or, if no such newspaper is published in such county, in a newspaper of general circulation in such county, the first such publication to be not less than fifteen (15) days nor more than thirty (30) days prior to the date fixed for such sale. Any sale to be made under this Section 4.03(C) may be adjourned from time to time by announcement at the time and place appointed for such sale or for such adjourned sale or sales, and without further notice or publication the sale may be had at the time and place to which the same shall be adjourned. Notwithstanding the foregoing, in the event another or different notice of sale or another or different manner of conducting the same shall be required by law, the notice of sale shall be given or the sale be conducted, as the case may be, in accordance with the applicable provisions of law. The costs and expenses incurred by the Mortgagee (including, but not limited to, receiver's fees, counsel fees, cost of advertisement and agents' compensation) in the exercise of any of the remedies provided in this Mortgage shall be secured by this Mortgage; and

(D) it is agreed that if this Mortgage covers less than ten (10) acres of land, and in the event of the foreclosure of this Mortgage 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 Mortgagee, in such action files an election to waive any deficiency judgment against Mortgagors 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 Mortgagee, 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 a foreclosure of this Mortgage 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 Mortgage at the time of such foreclosure; and (3) Mortgagee in such action files an election to waive any deficiency judgment against Mortgagor or its successor in interest in such action. If the redemption period is so reduced, Mortgagor or its 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 Mortgagor shall be a 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.

Section 4.04. Application of Proceeds from Remedial Actions. Any proceeds or funds arising from the exercise of any rights or the enforcement of any remedies herein provided after the payment or provision for the payment of any and all costs and expenses in connection with the exercise of such rights or the enforcement of such remedies shall be applied to the Obligations in such order and manner as the Mortgagee shall elect in its sole discretion, and the balance, if any, shall be paid to whomsoever shall be entitled thereto.

Section 4.05. Remedies Cumulative; No Election. Every right or remedy herein conferred upon or reserved to the Mortgagee shall be cumulative and shall be in addition to every other right and remedy given hereunder or under any Credit Agreement or now or hereafter existing at law, or in equity, or by statute. The pursuit of any right or remedy shall not be construed as an election.

Section 4.06 Waiver of Appraisement Rights. The Mortgagor, for itself and all who may claim through or under it, covenants that it will not at any time insist upon or plead, or in any manner whatever claim, or take the benefit or advantage of, any appraisement, valuation, stay, extension or redemption laws now or hereafter in force in any locality where any of the Mortgaged Property may be situated, in order to prevent, delay or hinder the enforcement or foreclosure of this Mortgage, or the absolute sale of the Mortgaged Property, or any part thereof, or the final and absolute putting into possession thereof, immediately after such sale, of the purchaser or purchasers thereat, and the Mortgagor, for itself and all who may claim through or under it, hereby waives the benefit of all such laws unless such waiver shall be forbidden by law.

ARTICLE V.

POSSESSION UNTIL DEFAULT; SATISFACTION

Section 5.01. Possession Until Default. Until one or more Events of Default shall have occurred, the Mortgagor shall be suffered and permitted to retain actual possession of the Mortgaged Property, and to manage, operate and use the same and any part thereof, with the rights and franchises appertaining thereto, including, without limitation, to collect, receive, take, use and enjoy the rents, revenues, issues, earnings, income, products, profits and proceeds thereof or therefrom, subject to the provisions of this Mortgage.

Section 5.02. Satisfaction. If the Mortgagor shall well and truly pay or cause to be paid the Obligations at the times and in the manner provided in the Credit Agreements, and shall also pay or cause

to be paid all other sums payable by the Mortgagor hereunder, and shall keep and perform all covenants herein and in all Credit Agreements required to be kept and performed by it, and there are no further obligations to make advances to the Mortgagor under any of the Credit Agreements, then and in that case, all property, rights and interest hereby conveyed or assigned or pledged shall, upon the written request of the Mortgagor, revert to the Mortgagor and the estate, right, title and interest of the Mortgagee shall thereupon cease, determine and become void, and the Mortgagee, in such case, at the Mortgagor's cost and expense, shall enter satisfaction of this Mortgage upon the record.

ARTICLE VI.

MISCELLANEOUS

Section 6.01. Property Deemed Real Property. It is hereby declared to be the intention of the Mortgagor that all Water Utility Facilities embraced in the Mortgaged Property, including, without limitation, all rights of way and easements granted or given to the Mortgagor or obtained by it to use real property in connection with the construction, acquisition, ownership, use or operation of the Water Utility Facilities, and all other property physically attached to any of the foregoing, shall be deemed to be real property.

Section 6.02. Mortgage to Bind and Benefit Successors and Assigns. All of the covenants, stipulations, promises, undertakings and agreements herein contained by or on behalf of the Mortgagor shall bind its successors and assigns, whether so specified or not, and all titles, rights and remedies hereby granted to or conferred upon the Mortgagee shall pass to and inure to the benefit of the successors and assigns of the Mortgagee. The Mortgagor hereby agrees to execute such consents, acknowledgments and other instruments as may be requested by the Mortgagee in connection with the assignment, transfer, mortgage, hypothecation or pledge of the rights or interests of the Mortgagee hereunder or under the Credit Agreements or in and to any of the Mortgaged Property.

Section 6.03. Headings. The descriptive headings of the various articles and sections of this Mortgage were formulated and inserted for convenience only and shall not be deemed to affect the meaning or construction of any of the provisions hereof.

Section 6.04. Notices. All demands, notices, reports, approvals, designations or directions required or permitted to be given hereunder shall be in writing and shall be deemed to be properly given if sent by registered or certified mail, postage prepaid, or delivered by hand, or sent by facsimile transmission, receipt confirmed, addressed to the proper party or parties at the following address:

As to the Mortgagor:
Iowa Regional Utilities Association
3801 Iowa Speedway Drive
Newton, IA 50208-8256
Attention: CEO
Fax No: 641-792-6982

As to the Mortgagee: CoBank, ACB
5500 South Quebec Street
Greenwood Village, Colorado 80111
Attention: Energy & Water Banking Group
Fax No.: (303) 740-4002

Either such party may from time to time designate to each other a new address to which demands, notices, reports, approvals, designations or directions may be addressed, and from and after any such designation, the address designated shall be deemed to be the address of such party in lieu of the address given above.

Section 6.05. Severability. The invalidity of any one or more phrases, clauses, sentences, paragraphs or provisions of this Mortgage shall not affect the remaining portions hereof.

Section 6.06. Mortgage Deemed Security Agreement. To the extent that any of the property described or referred to in this Mortgage is governed by the provisions of the Uniform Commercial Code, this Mortgage is hereby deemed a "security agreement" and a "financing statement" for said security agreement under the Uniform Commercial Code. The Mortgagor hereby grants to the Mortgagee a security interest in the personal and other property included in the Mortgaged Property, and all replacements of, substitutions for, and additions to, such property, and the products and proceeds thereof. The Mortgagor agrees that this Mortgage or any reproduction hereof may be filed as a financing statement in the appropriate offices to perfect the security interests granted herein. The Mortgagor shall, at the Mortgagor's own expense, execute, deliver, file and refile any financing or continuation statements or other security agreements the Mortgagee may require from time to time to perfect, confirm or maintain the lien of this Mortgage with respect to such property. Without limiting the foregoing, the Mortgagor hereby irrevocably appoints the Mortgagee as attorney-in-fact for the Mortgagor and authorizes the Mortgagee to execute, deliver and file such instruments (including electronic filings) for or on behalf of the Mortgagor at the Mortgagor's expense, which appointment, being for security, is coupled with an interest and shall be irrevocable. The mailing addresses of the Mortgagor as debtor, and the Mortgagee as secured party are as set forth in Section 6.04.

Section 6.07. Governing Law. The effect and meaning of this Mortgage, and the rights of all parties hereunder, shall be governed by, and construed according to, the laws of the State of Iowa, except to the extent governed by federal law or the Uniform Commercial Code of the state of the Mortgagor's Location.

Section 6.08. Indemnification by the Mortgagor of the Mortgagee. The Mortgagor agrees to indemnify and save harmless the Mortgagee against any liability or damages which the Mortgagee may incur or sustain in the exercise and performance of its rightful powers and duties hereunder, including any liability or damages arising from the Mortgagor's failure to comply with any Environmental Law or the like applicable to the Mortgaged Property. For such indemnity, the Mortgagee shall be secured under this Mortgage in the same manner as the Obligations and all amounts payable under this Section shall be paid to the Mortgagee with interest at the rate specified in Section 3.09. The Mortgagor's obligations under this Section shall survive the exercise by the Mortgagee of its rights and remedies hereunder, any foreclosure on all or any part of the Mortgaged Property and the cancellation or satisfaction of this Mortgage.

IMPORTANT: READ BEFORE SIGNING. THE TERMS OF THIS AGREEMENT SHOULD BE READ CAREFULLY BECAUSE ONLY THOSE TERMS IN WRITING ARE ENFORCEABLE. NO OTHER TERMS OR ORAL PROMISES NOT CONTAINED IN THIS WRITTEN CONTRACT MAY BE LEGALLY ENFORCED. YOU MAY CHANGE THE TERMS OF THIS AGREEMENT ONLY BY ANOTHER WRITTEN AGREEMENT.

By execution of this Mortgage, Mortgagor acknowledges it has received a copy of this Mortgage.

IN WITNESS WHEREOF, each of **IOWA REGIONAL UTILITIES ASSOCIATION**, as Mortgagor, and **CoBANK, ACB**, as Mortgagee, has caused this Mortgage to be signed in its name and by its officer thereunto duly authorized, all as of the day and year first above written.

IOWA REGIONAL UTILITIES ASSOCIATION,
Mortgagor

By: Ronald Dunkelberger Pres
Name: Ronald Dunkelberger
Title: President

STATE OF IOWA)
)
COUNTY OF JASPER)

This instrument was acknowledged before me on this 20th day of July, 2010, by Ronald Dunkelberger (name of person) as President (type of authority, e.g., officer, trustee, etc.) of Iowa Regional Utilities Association (name of party on behalf of whom instrument was executed).

(SEAL)

DUANE C. ROZENDAAL
Commission Number 131935
My Commission Expires
8-12-2012

Duane C. Rozendaal
Notary Public
Printed Name:

Title (and Rank)

My commission expires: 8-12-2012

CoBANK, ACB, Mortgagee

By: Gloria Kincade

Name: GLORIA KINCADE

Title: Assistant Corporate Secretary

STATE OF COLORADO)
) ss.
COUNTY OF ARAPAHOE)

This instrument was acknowledged before me on July 19, 2010, by GLORIA KINCADE, an Assistant Corporate Secretary of CoBank, ACB, a federally chartered instrumentality of the United States, on behalf of said entity.

Witness my hand and official seal.

AMY P. WEISBROD NOTARY PUBLIC STATE OF COLORADO

Amy P. Weisbrod
Notary Public – State of Colorado

My commission expires: June 9, 2014

APPENDIX A - - CERTAIN OBLIGATIONS; ETC.

1. The "Original Mortgage" referred to in the Recitals is/are as follows:

See Schedule 1 to Appendix A attached hereto.

2. The "Credit Agreements" referred to in Section 1.01 are as follows:

Amended and Restated Master Loan Agreement No. RIML0584 entered into as of July 22, 2005 between Iowa Regional Utilities Association and CoBank, ACB, as amended by Amendment to the Master Loan Agreement No. RIML0584A entered into as of March 8, 2007, Amendment to the Master Loan Agreement No. RIML0584B entered into as of May 16, 2007, and Amendment to the Amended and Restated Master Loan Agreement No. RIML0584C entered into as of February 11, 2010.

Amended and Restated Promissory Note and Multiple Advance Term Loan Supplement No. RIML0584T1 entered into as of July 22, 2005 in the amount of $1,177,572.35.

Amended and Restated Promissory Note and Multiple Advance Term Loan Supplement No. RIML0584T3 entered into as of July 22, 2005 in the amount of $6,238,815.50.

Amended and Restated Promissory Note and Multiple Advance Term Loan Supplement No. RIML0584T4 entered into as of July 22, 2005 in the amount of $1,595,355.38.

Amended and Restated Promissory Note and Multiple Advance Term Loan Supplement No. RIML0584T5 entered into as of July 22, 2005 in the amount of $826,348.19.

Amended and Restated Promissory Note and Multiple Advance Term Loan Supplement No. RIML0584T6 entered into as of July 22, 2005 in the amount of $9,194,807.79.

Amended and Restated Promissory Note and Multiple Advance Term Loan Supplement No. RIML0584T7 entered into as of July 22, 2005 in the amount of $4,841,898.65.

Amended and Restated Promissory Note and Single Advance Term Loan Supplement No. RIML0584T8 entered into as of July 22, 2005 in the amount of $2,804,132.55.

Promissory Note and Single Advance Term Loan Supplement No. RIML0584T10 entered into as of July 22, 2005 in the amount of $1,000,000.00.

Promissory Note and Single Advance Term Loan Supplement No. RIML0584T11 entered into as of July 22, 2005 in the amount of $6,400,000.00.

Promissory Note and Revolving Term Loan Supplement No. RIML0584T12A entered into as of July 9, 2008 in the amount of $6,800,000.00, which amends and restates Promissory Note and Multiple Advance Term Loan Supplement No. RIML0584T12 dated as of May 16, 2007 in the amount of $6,800,000.00.

Promissory Note and Multiple Advance Term Loan Supplement No. RIML0584T13 entered into as of July 9, 2008 in the amount of $7,000,000.00.

Amendment to the Amended and Restated Promissory Note and Committed Revolving Credit Supplement No. RIML0548S3E entered into as of July 23, 2009 in the amount of $4,000,000.00, which amends Promissory Note and Committed Revolving Credit Supplement No. RIML0548S3 dated as of July 22, 2005, as amended.

3. The "Obligations" referred to in Section 1.01 are as follows:

Amended and Restated Promissory Note and Multiple Advance Term Loan Supplement No. RIML0584T1 entered into as of July 22, 2005 in the amount of $1,177,572.35.

Amended and Restated Promissory Note and Multiple Advance Term Loan Supplement No. RIML0584T3 entered into as of July 22, 2005 in the amount of $6,238,815.50.

Amended and Restated Promissory Note and Multiple Advance Term Loan Supplement No. RIML0584T4 entered into as of July 22, 2005 in the amount of $1,595,355.38.

Amended and Restated Promissory Note and Multiple Advance Term Loan Supplement No. RIML0584T5 entered into as of July 22, 2005 in the amount of $826,348.19.

Amended and Restated Promissory Note and Multiple Advance Term Loan Supplement No. RIML0584T6 entered into as of July 22, 2005 in the amount of $9,194,807.79.

Amended and Restated Promissory Note and Multiple Advance Term Loan Supplement No. RIML0584T7 entered into as of July 22, 2005 in the amount of $4,841,898.65.

Amended and Restated Promissory Note and Single Advance Term Loan Supplement No. RIML0584T8 entered into as of July 22, 2005 in the amount of $2,804,132.55.

Promissory Note and Single Advance Term Loan Supplement No. RIML0584T10 entered into as of July 22, 2005 in the amount of $1,000,000.00.

Promissory Note and Single Advance Term Loan Supplement No. RIML0584T11 entered into as of July 22, 2005 in the amount of $6,400,000.00.

Promissory Note and Revolving Term Loan Supplement No. RIML0584T12A entered into as of July 9, 2008 in the amount of $6,800,000.00, which amends and restates Promissory Note and Multiple Advance Term Loan Supplement No. RIML0584T12 dated as of May 16, 2007 in the amount of $6,800,000.00.

Promissory Note and Multiple Advance Term Loan Supplement No. RIML0584T13 entered into as of July 9, 2008 in the amount of $7,000,000.00. Restated Promissory Note and Committed Revolving Credit Supplement No. RIML0584S

Amendment to the Amended and Restated Promissory Note and Committed Revolving Credit Supplement No. RIML0584S3E entered into as of July 23, 2009 in the amount of $4,000,000.00, which amends and restates Amendment to the Amended and Restated Promissory Note and Committed Revolving Credit Supplement No. RIML0584SD entered into as of July 9, 2008, which amends Amendment to the Amended and Restated Promissory Note and Committed Revolving Credit Supplement No. RIML0584SC, which amends Amended and Restated Promissory Note and Committed

Revolving Credit Supplement No. RIML0584SC entered into as of May 16, 2007, which amends and restates Amended and Restated Promissory Note and Committed Revolving Credit Supplement No. RIML0584SB entered into as of December 5, 2006, which amends and restates Amended and Restated Promissory Note and Committed Revolving Credit Supplement No. RIML0584SA, which amends and restates Promissory Note and Committed Revolving Credit Supplement No. RIML0584S3 dated as of July 22, 2005.

3. The "Maximum Debt Limit" is: $93,230,661.00.

APPENDIX B -- MORTGAGED PROPERTY

1. Legal descriptions of real property in which the Mortgagor has a fee estate:

   See attached Exhibit A.

2. Legal descriptions of real property in which the Mortgagor has a leasehold estate:

   None.

3. Counties in which real property of the Mortgagor is located:

   Bremer, Buchanan, Butler, Delaware, Grundy, Hardin, Jasper, Marion, Marshall, Story, and Tama.

APPENDIX C -- EXCEPTED PROPERTY

1. All automobiles, trucks, trailers and other vehicles (including, without limitation, aircraft or ships) owned or used by the Mortgagor and any equity and other securities or investments of the Mortgagor in CoBank.

SCHEDULE 1 to APPENDIX A
TO
AMENDED AND RESTATED REAL ESTATE MORTGAGE
AND
SECURITY AGREEMENT

Original Mortgage

Amended and Restated Real Estate Mortgage and Security Agreement dated as of July 22, 2005 between Iowa Regional Utilities Association and CoBank, ACB, recorded as:

Recorded in		Recording Information
Bremer County, Iowa		Recorded on August 31, 2005 as Document No. 2005 4096
Buchanan County, Iowa		Recorded on August 31, 2005 as Document No. 2005R03119
Grundy County, Iowa		Recorded on August 31, 2005 in Book 2005 at Page 2360
Hardin County, Iowa		Recorded on August 31, 2005 as Document No. 3051
Jasper County, Iowa		Recorded on August 30, 2005 as Document No. 05-07138
Marion County, Iowa		Recorded on August 30, 2005 as Document No. 05-5274
Marshall County, Iowa		Recorded on August 30, 2005 in File No. 2005-00006215
Story County, Iowa		Recorded on August 30, 2005 as Instrument No. 2005-00010745
Tama County, Iowa		Recorded on August 30, 2005 as Instrument No. 000791 in Book 752 at Page 351

Amendment to Amended and Restated Real Estate Mortgage and Security Agreement dated as of July 9, 2008 between Iowa Regional Utilities Association and CoBank, ACB, recorded as:

Recorded in		Recording Information
Bremer County, Iowa		Recorded on February 3, 2009 as Number 20090398
Buchanan County, Iowa		Recorded on February 2, 2009 as Number E09-00024
Grundy County, Iowa		Recorded on February 2, 2009 as Number ES09-0011 in Book ES09 at Page 0011
Hardin County, Iowa		Recorded on February 5, 2009 as Document No. 2009 0365
Jasper County, Iowa		Recorded on February 3, 2009 as Unique Doc ID 207052 and Instr. Number: 200900000550
Marion County, Iowa		Recorded on February 2, 2009 as Instr. Number: 09-543 in BK 2009 at PG 543
Marshall County, Iowa		Recorded on February 2, 2009 as Unique Doc ID: 248981 as Doc. Number 200900000523
Story County, Iowa		Recorded on February 2, 2009 as Inst. Number: 2009-00001023
Tama County, Iowa		Recorded on February 2, 2009 as BK 843 at PG 446 and Unique Doc ID: 2/2/2009_2009-0277

EXHIBIT A

CIWA Parcels A-52 and A-53
DELAWARE COUNTY
(GREELEY TOWER SITE #1)
(GREELEY TOWER SITE #2)

Lots Seventeen (17) and Nineteen (19), EXCEPT the West Seventy (70.0) feet of said Lots, in Block Three (3) in the original Town of Greeley, Iowa, according to plat recorded in Book E L.D., Pages 320-321.
The North Thirty (30.0) feet of the West Seventy (70.0) feet of Lot Seventeen (17), Block Three (3) in the original Town of Greeley, Delaware County, Iowa; Also all that part of Lots Seventeen (17) and Nineteen (19), Block Three (3), Greeley, Iowa, described as commencing at a point Thirty (30.0) feet South of the Northwest corner of Lot Seventeen (17), thence South Sixty-two (62.0) feet, thence East Seventy (70.0) feet, thence North Sixty-two (62.0) feet, thence West Seventy (70.0) feet to point of beginning.

CIWA Parcel A-54
DELAWARE COUNTY
(DUNDEE BOOSTER SITE)

Parcel A, Part of the South One-half (S½) of the Southwest Quarter (SW¼) of Section Twenty-seven (27), Township Ninety (90) North, Range Five (5) West of the 5th P.M., Delaware County, Iowa, according to plat recorded in Book 2008, Page 3383.