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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared by & Return to: Cindy Orr, Heritage Bank, P.O. Box 185, Delhi, Iowa 52223
563-922-2174

June 1, 2012

PROMISSORY NOTE AND MORTGAGE EXTENSION AGREEMENT

FOR GOOD AND VALUABLE CONSIDERATION, it is hereby agreed that a certain Promissory Note #2021793 dated August 29, 2003 with a due date of September 1, 2013 in the face amount of $100,000.00 signed by Mark J. Sellner ("Borrower") which has a present principal balance of $87,145.51 and a Mortgage dated August 29,2003 and recorded September 3, 2003 in Book 2003, page 4296, Real Estate Records of Delaware County, shall be extended and revised as follows:

1. On June 1, 2012 Borrower shall pay Heritage Bank the sum of $862.71 to be applied to pay the accrued interest amount of $434.53, escrow in the amount of $261.50 and $166.68 on the principal balance of the Promissory Note.

2. Commencing June 1, 2012 the principal balance on the Promissory Note shall bear interest at the rate of 5.75% per annum with interest computed on the outstanding principal balance on the basis of a 365 day year for the actual number of days elapsed. All payments received shall be applied first to interest accrued and due, then to escrow portion of payment and the remainder, if any, to reduction of principal. All prepayments of principal, at the option of the holder of the Promissory Note, shall be applied in inverse order of maturity.

3. Payments of principal, interest and escrow shall be paid monthly beginning July 1, 2012 and continuing on the same day of the month each month thereafter until June 1, 2017 when all accrued interest and unpaid principal shall become due and payable. The monthly payment shall be in the amount of $864.74 of which $595.41 will be for principal and interest, $269.33 will go into your escrow account for property taxes and homeowners insurance premium.

4. This agreement is an extension and revision only and is not a novation, and, except as provided in this Agreement, all the terms and conditions of the Promissory Note and the Mortgage shall remain in full force and effect.

5. The undersigned acknowledge receipt of a copy of this Agreement.

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 AGREEMENT MAY BE LEGALLY ENFORCED. EITHER PARTY MAY CHANGE THE TERMS OF THIS AGREEMENT ONLY BY ANOTHER WRITTEN AGREEMENT.

Mark J. Sellner

HERITAGE BANK

By: Cynthia L. Orr

STATE OF IOWA

COUNTY OF Delaware

On this 1st day of June, 2012, before me, a Notary Public in the State of Iowa, personally appeared Mark J. Sellner, to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Cynthia L. Orr
- Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
CYNTHIA L. ORR
Commission Number 171430
MY COMMISSION EXPIRES
OCTOBER 6, 2014

STATE OF IOWA

COUNTY OF Delaware

On this 9th day of Aug., 2012, before me, a Notary Public in the State of Iowa, personally appeared Cynthia L. Orr, to me known to be the person(s) authorized by said corporation to execute the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

Linda J. Jay
- Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
LINDA J. JAY
Commission Number 129134
MY COMMISSION EXPIRES
February 18, 2014