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DEBORAH L PEYTON, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

Prepared By & Return To: Roseann Sabers, American Trust & Savings Bank, 301 1st Ave E, Dyersville, IA 52040 563-582-6350

IMPORTANT: READ BEFORE SIGNING. THE TERMS OF THIS AMENDMENT SHOULD BE READ CAREFULLY BECAUSE ONLY THESE 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 AMENDMENT ONLY BY ANOTHER WRITTEN AGREEMENT.

AMENDMENT TO OPEN-END REAL ESTATE MORTGAGE

THIS AMENDMENT TO OPEN-END REAL ESTATE MORTGAGE (this "Amendment") is made as of this 20th day of April, 2015, by and between Stahlberg Concrete, Inc. ("Mortgagor") and American Trust & Savings Bank ("Lender").

RECITALS

WHEREAS, Mortgagor previously executed that certain Open-End Real Estate Mortgage dated as of the 17th day of March, 2010, in favor of Lender with respect to certain real property described therein, which Mortgage was recorded in the records of the Delaware County, Iowa Recorder on March 19, 2010, as Book 2010 Page 805 (the "Mortgage");

WHEREAS, prior to the date hereof, Lender made certain loans and other financial accommodations to Mortgagor and/or Stahlberg LLC ("Stahlberg"), which loans and financial accommodations are and shall be secured by the Mortgage;

WHEREAS, Mortgagor and Stahlberg requested that Lender continue or extend certain loans, as the case may be, to Mortgagor and/or Stahlberg, which Lender is willing to do subject to the execution hereof; and

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements contained herein, the receipt and sufficiency of which is hereby acknowledged, it is agreed by and between Mortgagor and Lender as follows:

AGREEMENT

1. Definitions. Unless otherwise defined herein, capitalized terms used in this Amendment shall have the meanings ascribed to such terms in the Mortgage.

2. Amendment to Paragraph 4 of Mortgage – Secured Debt Defined. Paragraph 4 of the Mortgage is hereby amended and restated in its entirety to read as follows:

"4. SECURED DEBT DEFINED. The term "Secured Debt" includes, but is not limited to, the following:

A. Any and all indebtedness, obligations and liabilities now or hereafter owing by Mortgagor to Lender, together with all amendments, supplements, extensions, renewals, modifications, substitutions, restatements and refinancings thereof, including, without limitation all obligations and liabilities of Mortgagor to Lender for overdrafts relating to any deposit account agreement between Mortgagor and Lender, as well as any deposit account agreement among Mortgagor and Lender, and liabilities for ACH (Automated Clearing House) transactions processed by Lender on behalf of Mortgagor pursuant to any ACH agreement between such Mortgagor and Lender;

B. Any and all indebtedness, obligations and liabilities now or hereafter owing by Stahlberg LLC to Lender, together with all amendments, supplements, extensions, renewals, modifications, substitutions, restatements and refinancings thereof, including, without limitation, all obligations and liabilities of Stahlberg LLC to Lender for overdrafts relating to any deposit account agreement between Stahlberg LLC and Lender and liabilities for ACH (Automated Clearing House) transactions processed by Lender on behalf of Stahlberg LLC pursuant to any ACH agreement between Stahlberg LLC and Lender;

C. Payment and performance of all indebtedness, obligations and liabilities of Mortgagor, and/or Stahlberg LLC evidenced by or arising in connection with each of the promissory note(s), contract(s), guaranty(ies), or other evidence of debt now or hereafter executed by or on behalf of Mortgagor, and/or Stahlberg LLC in favor of Lender (collectively, "Evidence of Debt");

E. Any and all future advances from Lender to Mortgagor, and/or Stahlberg LLC and all future obligations of Mortgagor, and/or Stahlberg LLC to Lender under any Evidence of Debt or under any other promissory note, contract, guaranty, or other evidence of debt existing now or executed after the Mortgage, whether or not the Mortgage is specifically referred to therein, whether or not such future advances or obligations are incurred for any purpose that was related or unrelated to the purpose of the Evidence of Debt, regardless of the fact that from time to time there may be no balance due under any Evidence of Debt and regardless of whether Lender is obligated to make such future advances; and

F. All additional sums advanced and expenses incurred by Lender for insuring, preserving or otherwise protecting the Property and its value and any other sums advanced and expenses incurred by Lender under the terms of this Mortgage, plus interest at the highest rate in effect from time to time, as provided in the Evidence of Debt."

3. Acknowledgment, Continuance and Reaffirmation of Mortgage. Mortgagor hereby acknowledges and agrees that: (a) the Mortgage is a valid and enforceable liens upon the Property; (b) the Mortgage and each of the terms and conditions set forth therein, as amended by this Amendment, remains in full force and effect; (c) the Mortgage secures the obligations described in the Mortgage; and (d) the Mortgage, as amended by this Amendment, shall be binding on any successors and assigns of the parties hereto. Mortgagor hereby expressly reaffirms each of the representations, warranties and covenants set forth in the Mortgage, as amended by this Amendment.

4. Reaffirmation. Mortgagor hereby expressly reaffirms each of the representations, warranties and covenants set forth in the Mortgage, as amended by this Amendment.

5. Governing Law. This Amendment shall be governed by, and construed and interpreted in accordance with, the laws of the State of Iowa applicable to agreements made and wholly performed within such state.

7. Incorporation of Recitals. The Recitals to this Amendment are true, correct and incorporated herein by reference.

8. Counterparts. This Amendment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, each of the parties hereto has executed this Amendment as of this 20th day of April, 2015.

MORTGAGOR:

STAHLBERG CONCRETE, INC.

Michael L. Stahlberg, President of Stahlberg Concrete, Inc.

COUNTY OF DUBUQUE
STATE OF IOWA

On this 20th day of April, 2015, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael L. Stahlberg, to me personally known, who being duly sworn, did say that he is the President of said corporation executing the within and foregoing instrument and 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 Michael L. Stahlberg, as President of the corporation, acknowledged the execution of the foregoing instrument, to be the voluntary act and deed of the corporation, by it and by his voluntarily executed.

PAT HOGREFE
Commission Number 726573
My Comm. Exp. 1-26-2016

Notary Public in and for said State