Recorded: 11/5/2025 at 11:05:21.0 AM
County Recording Fee: $12.00
Iowa E-Filing Fee: $3.00
Combined Fee: $15.00
Revenue Tax: $0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2977

This instrument was prepared by: Renee Nurre for Community Savings Bank, 101 E Union, PO Box 77, Edgewood, IA 52042 (563)928-6425
Return to: Community Savings Bank, 101 E Union, PO Box 77, Edgewood, IA 52042

MORTGAGE MODIFICATION AGREEMENT

This Mortgage Modification Agreement ("Agreement") made this July 11, 2025 between Sundstop II LLC, an Iowa Limited Liability Company ("Mortgagor(s)") and Community Savings Bank ("Lender").

NOTICE: The Open-End Mortgage identified below secures credit in the amount of $1,350,000.00. Loans and advance up to this amount, together with interest, are senior to indebtedness to other creditors under subsequently recorded or filed mortgages and liens.

For good and valuable consideration Mortgagor(s) and Lender hereby agree that the Open-End Real Estate Mortgage of the Mortgagors dated July 31, 2015 and filed on August 7, 2015 in the records of the Recorder of Delaware County, Iowa, BK: 2015 Page: 2129 for real estate legally described as:

LOT 2 OF WEST SIDE BUSINESS PARK NO. 3, CITY OF DYERSVILLE, DELAWARE COUNTY IOWA, ACCORDING TO PLAT RECORDED IN BOOK 2003, PAGE 4734 IN DELAWARE COUNTY LAND RECORDS AND
LOT 1 OF WEST SIDE BUSINESS PARK NO. 2 DYERSVILLE, IOWA, BEING A SUBDIVISION OF LOT 2 WEST SIDE BUSINESS PARK, ACCORDING TO THE PLAT RECORDED IN BOOK 7 PLATS, PAGE 211 OF THE DELAWARE COUNTY LAND RECORDS, SUBJECT TO EASEMENT AND RESTRICTIONS OF RECORD

The property is located in Delaware County at 740 18th Ave SW, Dyersville, IA 52040.

The purpose of this Real Estate Modification is to remove section titled LIMITATIONS ON CROSS-COLLATERALIZATION from said open-end real estate mortgage.

Except as provided above, all the terms and conditions of the Open-End Real Estate Mortgage shall continue in full force and effect, unchanged by this Agreement.

IN WITNESS WHEREOF, the Mortgagor(s) have executed this document, and acknowledge receipt of a copy thereof as of the date first written above.

MORTGAGOR:
Sundstop II LLC

10-31-25
Joshua J Sundstrom, Member Date

MORTGAGOR:
Sundstop II LLC

10/28/25
Jennifer Beaman, Member Date

MORTGAGOR:
Sundstop II LLC

Delbert E Weber
Delbert E Weber, Member Date

MORTGAGOR:
Sundstop II LLC

10-31-25
Matthew Weber, Member Date

MORTGAGOR:
Sundstop II LLC

10-31-25
Timothy Weber, Member Date

MORTGAGOR NOTARIZATION

STATE OF Iowa

COUNTY OF Jones

On this 31st day of October 2025 Before me, the undersigned, a Notary Public, personally appeared Joshua Sundstrom Jennifer Beamer, Timothy Weber, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Delbert Weber
Matthew Weber

NOTARY PUBLIC IN THE STATE OF Iowa
My commission expires: 5-28-27

STACEY FUHRMEISTER
Commission Number 758497
My Commission Expires
May 28, 2027