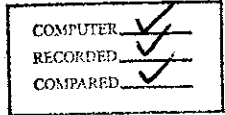


MICHELLE "MICKI" UTSLER, COUNTY RECORDER
MADISON IOWA

Return To: Kevin Morlan, 1501 Valley Ave, Van Meter, Ia 50261

Preparer

Information: Jerrold B. Oliver P.O. Box 230 Winterset (515)462-3731



AGREEMENT

This Agreement made and entered into by and between Jack E. Wildin and Janice A. Wildin, husband and wife herein after called Wildins and Kevin Morlan herein after called Morlan. Whereas Wildins have sold the following described real estate to Morlan:

Parcel "A" located in the Northeast Quarter (1/4) of the Northeast Quarter (1/4) of Section Thirty-three (33), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa, containing 3.010 acres, as shown in Plat of Survey* filed in Book 2004, Page 3170 on July 7, 2004 in the Office of the Recorder of Madison County, Iowa.

Whereas the parties have entered into certain agreements with such sale, which should be reduced to writing and which agreements are set forth in this written agreement.

It is therefore agreed as follows:

1. Morlan agrees that in the event he sells the above described real estate within 5 years after the date the Warranty Deed is executed and delivered to Morlan from Wildins conveying Parcel "A", that he will pay Wildins the additional sum of \$20,000.00. For purposes of this Agreement the date of sale by Morlan shall be the date that any Purchase Agreement is entered into by Morlan with a perspective buyer of Parcel "A"
2. Wildins shall have exclusive use of the machine shed located on the Parcel "A" as long as desired by Wildins., and rights of ingress and egress to and from such machine shed for farming purposes.

3. Wildins hereby grant to Morlan an easement over, under and across a tract of land located on Wildin's adjacent property lying South of Parcel "A", lying approximately 10 feet South of the South property line of Parcel "A" for the purpose of erecting, maintaining, repairing and replacing a waterline and water meter in said easement area.

Dated this 6 day of Aug., 2004.

Jack E. Wildin
Jack E. Wildin

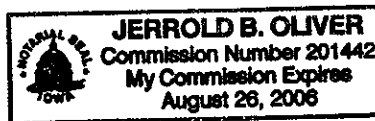
Kevin Morlan
Kevin Morlan

Janice A. Wildin
Janice A. Wildin

STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on Aug. 6,
2004, by Jack E. Wildin and Janice A. Wildin.

Jerrold B. Oliver
Notary Public



STATE OF IOWA, COUNTY OF MADISON

This instrument was acknowledged before me on August 10, 2004

_____, by Kevin Morlan.

Kathy Lee
Notary Public

