

EXHIBIT A

LEGAL DESCRIPTION: LEASE PROPERTY IN LOT 1 OF MANDOLFO ADDITION,
PLAT NO. 1, CITY OF WINTERSET, MADISON
COUNTY, IOWA.

A part of Lot 1, Mandolfo Addition, Plat No. 1, City of Winterset, Madison County, Iowa, described as beginning at the Southwest corner of said Lot No. 1; thence North 90°00'00" East 238.36 feet along the South line of said Lot No. 1; thence North 00°00'12" West 490.02 feet along a line 10.00 feet East of and parallel to the East line of the IGA Grocery Building as it now exists to a point on the North line of said Lot No. 1; thence Southwesterly 258.17 feet along a 904.90 foot radius curve concave Southeasterly with a 257.29 foot long chord bearing South 68°04'17" West; thence South 00°03'00" East 393.93 feet along the West line of said Lot No. 1 to the Point of Beginning containing 2.457 acres.

TERMS: RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON
PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment or any Related Document, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Lender exercises its right to collect the Rents as provided below and as follows: