



REC \$ 45⁰⁰
 AUD \$ 10
 R.M.F. \$ 5⁰⁰

5994

FILED NO. _____
 BOOK 2003 PAGE 5994

2003 OCT -3 PM 3:44

NICKI UTSLER
 RECORDER
 MADISON COUNTY, IOWA

COMPUTER	<input checked="" type="checkbox"/>
RECORDED	<input checked="" type="checkbox"/>
COMPARED	<input checked="" type="checkbox"/>

This instrument was prepared by (name, address, phone):

UNION STATE BANK P.O. BOX 110 201 WEST COURT WINTERSSET, IA 50273 (515) 462-2161

_____ State of Iowa _____ Space Above This Line For Recording Data _____

OPEN-END REAL ESTATE MORTGAGE
 (With Future Advance Clause)

1. **DATE AND PARTIES.** The date of this Mortgage is 10-03-2003 and the parties and their addresses are as follows:

MORTGAGOR: JRB INVESTMENTS, INC., AN IOWA CORPORATION
 121 EAST CENTER STREET, P.O. BOX 70
 TRURO, IA 50257

Refer to the Addendum which is attached and incorporated herein for additional Mortgagors.

LENDER: UNION STATE BANK
 ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF IOWA
 P.O. BOX 110
 201 WEST COURT
 WINTERSSET, IA 50273

2. **MORTGAGE.** For good and valuable consideration, the receipt and sufficiency of which is acknowledged, and to secure the Secured Debt (hereafter defined), Mortgagor grants, bargains, warrants, conveys and mortgages to Lender the following described property: SEE ATTACHED EXHIBIT "A" HEREIN AND MADE APART OF THE MORTGAGE

The property is located in MADISON at ON TURNER STREET, SCENIC DRIVE, HUTCHSON
 (County)
STREET AND ELIZABETH STREET, TRURO, Iowa 50257
 (Address) (City) (Zip Code)

Together with all rights, easements, appurtenances, royalties, mineral rights, oil and gas rights, crops, timber, all diversion payments or third party payments made to crop producers, and all existing and future improvements, structures, fixtures, and replacements that may now, or at any time in the future, be part of the real estate described above (all referred to as "Property"). The term Property also includes, but is not limited to, any and all water wells, water, ditches, reservoirs, reservoir sites and dams located on the real estate and all riparian and water rights associated with the Property, however established.

NOTICE: THIS MORTGAGE SECURES CREDIT IN THE AMOUNT OF \$ 315,000.00. LOANS AND ADVANCES UP TO THIS AMOUNT, TOGETHER WITH INTEREST, ARE SENIOR TO INDEBTEDNESS TO OTHER CREDITORS UNDER SUBSEQUENTLY RECORDED OR FILED MORTGAGES AND LIENS.

- be continuing as long as the Secured Debt remains outstanding;
11. **ENTITY WARRANTIES AND REPRESENTATIONS.** If Mortgagee is an entity other than a natural person (such as a corporation or other organization), Mortgagee makes to Lender the following warranties and representations which shall be continuing as long as the Secured Debt remains outstanding:
 - (1) Lender may not demand payment in the above situations if it is prohibited by law as of the date of this Mortgage. There is a change in ownership of more than 25 percent of the voting stock of a corporation or similar entity. However, there is a change in either the identity or number of members of a partnership or similar entity; or (3) or transferred;
 - (2) there is a change in either the identity or number of members of a partnership or similar entity; or (3) or transferred;
 10. **TRANSFER OF AN INTEREST IN THE MORTGAGOR.** If Mortgagee is an entity other than a natural person (such as a corporation or other organization), Lender may demand immediate payment if (1) a beneficial interest in Mortgagee is sold to another person, or (2) the identity or number of members of a partnership or similar entity, or (3) there is a change in either the identity or number of members of a partnership or similar entity, or (4) there is a change in ownership of more than 25 percent of the voting stock of a corporation or similar entity. However, there is a change in either the identity or number of members of a partnership or similar entity; or (3) or transferred;
 9. **DUE ON SALE OR ENCUMBRANCE.** Lender may, at its option, declare the entire balance of the Secured Debt to be immediately due and payable upon the creation of any lien, encumbrance, transfer, or sale, or contract for any of these imposed by federal law (12 C.F.R. 591), as applicable. For the purposes of this section, the term "Property" also includes any interest to all or any part of the Property. This covenant shall run with the Property and shall remain in effect until the Secured Debt is paid in full and this Mortgage is released.
 - A. To make all payments when due and to perform or comply with all covenants.
 - B. To promptly deliver to Lender any notices that Mortgagee receives from the holder.
 - C. Not to make or permit any modification or extension of, and not to request or accept any future advances under any note or agreement secured by, the other mortgage, deed of trust or security agreement unless Lender consents in writing.
 8. **PRIOR SECURITY INTERESTS.** With regard to any other mortgage, deed of trust, security agreement or other lien document that created a prior security interest or encumbrance on the Property and that may have priority over this mortgage, Mortgagee agrees:
 - A. To make all payments when due and to perform or comply with all covenants.
 - B. To promptly deliver to Lender any notices that Mortgagee receives from the holder.
 - C. Not to make or permit any modification or extension of, and not to request or accept any future advances under any note or agreement secured by, the other mortgage, deed of trust or security agreement unless Lender consents in writing.
 7. **CLAIMS AGAINST TITLE.** Mortgagee will pay all taxes, assessments, liens, encumbrances, lease payments, ground rents, utilities, and other charges relating to the Property when due. Lender may require Mortgagee to provide to Lender copies of all notices that such amounts are due and the receipts evidencing Mortgagee's payment. Mortgagee will defend title to the Property against any claims that would impair the lien of this Mortgage. Mortgagee agrees to assign to Lender, as requested by Lender, any rights, claims or defenses which Mortgagee may have against parties who supply labor or materials to improve or maintain the Property.
 6. **WARRANTY OF TITLE.** Mortgagee covenants that Mortgagee is lawfully seized of the estate conveyed by this Mortgage and has the right to grant, bargain, warrant, convey, sell, and mortgage the Property and warrants that the Property is unencumbered, except for encumbrances of record.
 5. **PAYMENTS.** Mortgagee agrees to make all payments on the Secured Debt when due and in accordance with the terms of the Evidence of Debt or this Mortgage.
 4. **SECURED DEBT DEFINED.** The term "Secured Debt" includes, but is not limited to, the following:
 - A. The promissory note(s), contract(s), guaranty(ies) or other evidence of debt described below and all extensions, renewals, modifications or substitutions (Evidence of Debt) (e.g., borrower's name, note amount, interest rate, maturity date); PROMISSORY NOTE #4300171660 DATED OCTOBER 3, 2003 IN THE AMOUNT OF \$315,000.00 BETWEEN UNION STATE BANK AND JRB INVESTMENTS, INC. WITH A MATURITY DATE OF OCTOBER 3, 2023.
 - B. All future advances from Lender to Mortgagee or other future obligations of Mortgagee to Lender under any promissory note, contract, guaranty, or other evidence of debt existing now or executed after this Mortgage whether or not this Mortgage is specifically referred to in the evidence of debt and 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.
 - C. All obligations Mortgagee owes to Lender, which now exist or may later arise, to the extent not prohibited by law, including, but not limited to, liabilities for overdrafts relating to any deposit account agreement between Mortgagee and Lender.
 - D. 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.
 - E. Mortgagee's performance under the terms of any instrument evidencing a debt by Mortgagee to Lender and any Mortgagee security, guarantying, or otherwise relating to the debt.
 3. **MAXIMUM OBLIGATION LIMIT.** The total principal amount of the Secured Debt (hereafter defined) secured by this Mortgage at any one time shall not exceed the amount stated above. This limitation of amount does not include interest, loan charges, commitment fees, brokerage commissions, attorneys' fees and other charges validly made pursuant to this Mortgage and does not apply to advances (or interest accrued on such advances) made under the terms of this Mortgage to protect Lender's security and to perform any of the covenants contained in this Mortgage. Future advances are contemplated and, along with other future obligations, are secured by this Mortgage even though all or part may not yet be advanced. Nothing in this Mortgage, however, shall constitute a commitment to make additional or future loans or advances in any amount. Any such commitment would need to be agreed to in a separate writing.

- A. Mortgagor is an entity which is duly organized and validly existing in the Mortgagor's state of incorporation (or organization). Mortgagor is in good standing in all states in which Mortgagor transacts business. Mortgagor has the power and authority to own the Property and to carry on its business as now being conducted and, as applicable, is qualified to do so in each state in which Mortgagor operates.
- B. The execution, delivery and performance of this Mortgage by Mortgagor and the obligation evidenced by the Evidence of Debt are within the power of Mortgagor, have been duly authorized, have received all necessary governmental approval, and will not violate any provision of law, or order of court or governmental agency.
- C. Other than disclosed in writing Mortgagor has not changed its name within the last ten years and has not used any other trade or fictitious name. Without Lender's prior written consent, Mortgagor does not and will not use any other name and will preserve its existing name, trade names and franchises until the Secured Debt is satisfied.

12. PROPERTY CONDITION, ALTERATIONS AND INSPECTION. Mortgagor will keep the Property in good condition and make all repairs that are reasonably necessary. Mortgagor will give Lender prompt notice of any loss or damage to the Property. Mortgagor will keep the Property free of noxious weeds and grasses. Mortgagor will not initiate, join in or consent to any change in any private restrictive covenant, zoning ordinance or other public or private restriction limiting or defining the uses which may be made of the Property or any part of the Property, without Lender's prior written consent. Mortgagor will notify Lender of all demands, proceedings, claims, and actions against Mortgagor or any other owner made under law or regulation regarding use, ownership and occupancy of the Property. Mortgagor will comply with all legal requirements and restrictions, whether public or private, with respect to the use of the Property. Mortgagor also agrees that the nature of the occupancy and use will not change without Lender's prior written consent.

No portion of the Property will be removed, demolished or materially altered without Lender's prior written consent except that Mortgagor has the right to remove items of personal property comprising a part of the Property that become worn or obsolete, provided that such personal property is replaced with other personal property at least equal in value to the replaced personal property, free from any title retention device, security agreement or other encumbrance. Such replacement of personal property will be deemed subject to the security interest created by this Mortgage. Mortgagor shall not partition or subdivide the Property without Lender's prior written consent. Lender or Lender's agents may, at Lender's option, enter the Property at any reasonable time for the purpose of inspecting the Property. Any inspection of the Property shall be entirely for Lender's benefit and Mortgagor will in no way rely on Lender's inspection.

13. AUTHORITY TO PERFORM. If Mortgagor fails to perform any of Mortgagor's duties under this Mortgage, or any other mortgage, deed of trust, security agreement or other lien document that has priority over this Mortgage, Lender may, without notice, perform the duties or cause them to be performed. Mortgagor appoints Lender as attorney in fact to sign Mortgagor's name or pay any amount necessary for performance. If any construction on the Property is discontinued or not carried on in a reasonable manner, Lender may do whatever is necessary to protect Lender's security interest in the Property. This may include completing the construction.

Lender's right to perform for Mortgagor shall not create an obligation to perform, and Lender's failure to perform will not preclude Lender from exercising any of Lender's other rights under the law or this Mortgage. Any amounts paid by Lender for insuring, preserving or otherwise protecting the Property and Lender's security interest will be due on demand and will bear interest from the date of the payment until paid in full at the interest rate in effect from time to time according to the terms of the Evidence of Debt.

14. ASSIGNMENT OF LEASES AND RENTS. Mortgagor assigns, grants, bargains, warrants, conveys and mortgages to Lender as additional security all the right, title and interest in the following (Property).

A. Existing or future leases, subleases, licenses, guaranties and any other written or verbal agreements for the use and occupancy of the Property, including but not limited to, any extensions, renewals, modifications or replacements (Leases).

B. Rents, issues and profits, including but not limited to, security deposits, minimum rents, percentage rents, additional rents, common area maintenance charges, parking charges, real estate taxes, other applicable taxes, insurance premium contributions, liquidated damages following default, cancellation premiums, "loss of rents" insurance, guest receipts, revenues, royalties, proceeds, bonuses, accounts, contract rights, general intangibles, and all rights and claims which Mortgagor may have that in any way pertain to or are on account of the use or occupancy of the whole or any part of the Property (Rents).

In the event any item listed as Leases or Rents is determined to be personal property, this Assignment will also be regarded as a security agreement.

Mortgagor will promptly provide Lender with copies of the Leases and will certify these Leases are true and correct copies. The existing Leases will be provided on execution of the Assignment, and all future Leases and any other information with respect to these Leases will be provided immediately after they are executed. Mortgagor may collect, receive, enjoy and use the Rents so long as Mortgagor is not in default. Mortgagor will not collect in advance any Rents due in future lease periods, unless Mortgagor first obtains Lender's written consent. Upon default, Mortgagor will receive any Rents in trust for Lender and Mortgagor will not commingle the Rents with any other funds. When Lender so directs, Mortgagor will endorse and deliver any payments of Rents from the Property to Lender. Amounts collected will be applied at Lender's discretion to the Secured Debts, the costs of managing, protecting and preserving the Property, and other necessary expenses. Mortgagor agrees that this Security Instrument is immediately effective between Mortgagor and Lender and effective as to third parties on the recording of this Assignment. This Security Instrument will remain effective during any statutory redemption period until the Secured Debts are satisfied.

As long as this Assignment is in effect, Mortgagor warrants and represents that no default exists under the Leases, and the parties subject to the Leases have not violated any applicable law on leases, licenses and landlords and tenants. Mortgagor, at its sole cost and expense, will keep, observe and perform, and require all other parties to the Leases to comply with the Leases and any applicable law. If Mortgagor or any party to the Lease defaults or fails to observe any applicable law, Mortgagor will promptly notify Lender. If Mortgagor neglects or refuses to enforce compliance with the terms of the Leases, then Lender may, at Lender's option, enforce compliance.

Mortgagor will not sublet, modify, extend, cancel, or otherwise alter the Leases, or accept the surrender of the Property covered by the Leases (unless the Leases so require) without Lender's consent. Mortgagor will not assign, compromise, subordinate or encumber the Leases and Rents without Lender's prior written consent. Lender does not assume or become liable for the Property's maintenance, depreciation, or other losses or damages when Lender acts to manage,

(page 3 of 8)

protect or preserve the Property, except for losses and damages due to Lender's gross negligence or intentional torts. Otherwise, Mortgagee will indemnify Lender and hold Lender harmless for all liability, loss or damage that Lender may incur when Lender opts to exercise any of its remedies against any party obligated under the Leases.

15. CONDOMINIUMS; PLANNED UNIT DEVELOPMENTS. If the Property includes a unit in a condominium or a planned unit development, Mortgagee will perform all of Mortgagee's duties under the covenants, by-laws, or regulations of the condominium or planned unit development.

16. DEFAULT. Mortgagee will be in default if any of the following occur:

A. Any party obligated on the Secured Debt fails to make payment when due;

B. A breach of any term or covenant in this Mortgage, any prior mortgage or any construction loan agreement, security agreement or any other document evidencing, guaranteeing, securing or otherwise relating to the Secured Debt;

C. The making or furnishing of any verbal or written representation, statement or warranty to Lender that is false or incorrect in any material respect by Mortgagee or any person or entity obligated on the Secured Debt;

D. The death, dissolution, or insolvency of, appointment of a receiver for, or application of any debtor relief law to, Mortgagee or any person or entity obligated on the Secured Debt;

E. A good faith belief by Lender at any time that Lender is insecure with respect to any person or entity obligated on the Secured Debt or that the prospect of any payment is impaired or the value of the Property is impaired;

F. A material adverse change in Mortgagee's business including ownership, management, and financial conditions, which Lender in its opinion believes impairs the value of the Property or repayment of the Secured Debt; or

G. Any loan proceeds are used for a purpose that will contribute to excessive erosion of highly erodible land or to the conversion of wetlands to produce an agricultural commodity, as further explained in 7 C.F.R. Part 1940, Subpart G, Exhibit M.

17. REMEDIES ON DEFAULT. In some instances, federal and state law will require Lender to provide Mortgagee with notice of the right to cure, mediation notices or other notices and may establish time schedules for foreclosure actions. Subject to these limitations, if any, Lender may accelerate the Secured Debt and foreclose this Mortgage in a manner provided by law if this Mortgage is in default.

At the option of Lender, all or any part of the agreed fees and charges, accrued interest and principal shall become immediately due and payable, after giving notice if required by law, upon the occurrence of a default or anytime thereafter, in addition, Lender shall be entitled to all the remedies provided by law, the Evidence of Debt, other evidences of debt, this Mortgage and any related documents. All remedies are distinct, cumulative and not exclusive, and the Lender is entitled to all remedies provided at law or equity, whether expressly set forth or not. The acceptance by Lender of any sum in payment or partial payment on the Secured Debt after the balance is due or is accelerated or after foreclosure proceedings are filed shall not constitute a waiver of Lender's right to require full and complete cure of any existing default. By not exercising any remedy on Mortgagee's default, Lender does not waive Lender's right to later consider the event a default if it continues or happens again.

18. REDEMPTION. Mortgagee agrees that in the event of foreclosure of this Mortgage, at the sole discretion of Lender, Lender may elect to reduce or extend the period of redemption for the sale of the Property to a period of time as may then be authorized under the circumstances and under any section of Iowa Code Chapter 628, or any other Iowa Code section, now in effect or as may be in effect at the time of foreclosure.

19. EXPENSES; ADVANCES ON COVENANTS; ATTORNEYS' FEES; COLLECTION COSTS. Except when prohibited by law, Mortgagee agrees to pay all of Lender's expenses if Mortgagee breaches any covenant in this Mortgage. Mortgagee will also pay on demand all of Lender's expenses incurred in collecting, insuring, preserving or protecting the Property or in any inventories, audits, inspections or other examination by Lender in respect to the Property. Mortgagee agrees to pay all costs and expenses incurred by Lender in enforcing or protecting Lender's rights and remedies under this Mortgage, including, but not limited to, attorneys' fees, court costs, and other legal expenses. Once the Secured Debt is fully and finally paid, Lender agrees to release this Mortgage and Mortgagee agrees to pay for any recordation costs. All such amounts are due on demand and will bear interest from the time of the advance at the highest rate in effect, from time to time, as provided in the Evidence of Debt and as permitted by law.

20. ENVIRONMENTAL LAWS AND HAZARDOUS SUBSTANCES. As used in this section, (1) "Environmental Law" means, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. 9601 et seq., all other federal, state and local laws, regulations, court orders, attorney general opinions or interpretive letters concerning the public health, safety, welfare, environment or a hazardous substance; and (2) "Hazardous Substance" means any toxic, radioactive or hazardous material, waste, pollutant or contaminant which has characteristics which render the substance dangerous or potentially dangerous to the public health, safety, welfare or environment. The term includes, without limitation, any substance defined as "hazardous material," "toxic substances," "hazardous waste" or "hazardous substance" under any Environmental Law. Mortgagee represents, warrants and agrees that, except as previously disclosed and acknowledged in writing:

A. No Hazardous Substance has been, is, or will be located, transported, manufactured, treated, refined, or handled by any person on, under or about the Property, except in the ordinary course of business and in strict compliance with all applicable Environmental Law.

B. Mortgagee has not and will not cause, contribute to, or permit the release of any Hazardous Substance on the Property.

C. Mortgagee will immediately notify Lender if (1) a release or threatened release of Hazardous Substance occurs on, under or about the Property or migrates or threatens to migrate from nearby property; or (2) there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagee will take all necessary remedial action in accordance with Environmental Law.

D. Mortgagee has no knowledge of or reason to believe there is any pending or threatened investigation, claim, or proceeding by Mortgagee or any tenant of any Environmental Law. Mortgagee will immediately notify Lender in writing as soon as Mortgagee has reason to believe there is any such pending or threatened investigation, claim, or proceeding. In such an event, Lender has the right, but not the obligation, to participate in any such proceeding including the right to receive copies of any documents relating to such proceedings.

E. Mortgagee will immediately notify Lender if (1) a release or threatened release of Hazardous Substance occurs on, under or about the Property or migrates or threatens to migrate from nearby property; or (2) there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagee will take all necessary remedial action in accordance with Environmental Law.

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AW. Mortgagee will immediately notify Lender if (1) a release or threatened release of Hazardous Substance occurs on, under or about the Property or migrates or threatens to migrate from nearby property; or (2) there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagee will take all necessary remedial action in accordance with Environmental Law.

AX. Mortgagee has not and will not cause, contribute to, or permit the release of any Hazardous Substance on the Property.

AY. Mortgagee will immediately notify Lender if (1) a release or threatened release of Hazardous Substance occurs on, under or about the Property or migrates or threatens to migrate from nearby property; or (2) there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagee will take all necessary remedial action in accordance with Environmental Law.

AZ. Mortgagee has not and will not cause, contribute to, or permit the release of any Hazardous Substance on the Property.

BA. Mortgagee will immediately notify Lender if (1) a release or threatened release of Hazardous Substance occurs on, under or about the Property or migrates or threatens to migrate from nearby property; or (2) there is a violation of any Environmental Law concerning the Property. In such an event, Mortgagee will take all necessary remedial action in accordance with Environmental Law.

- E. Mortgagor and every tenant have been, are and shall remain in full compliance with any applicable Environmental Law.
- F. There are no underground storage tanks, private dumps or open wells located on or under the Property and no such tank, dump or well will be added unless Lender first consents in writing.
- G. Mortgagor will regularly inspect the Property, monitor the activities and operations on the Property, and confirm that all permits, licenses or approvals required by any applicable Environmental Law are obtained and complied with.
- H. Mortgagor will permit, or cause any tenant to permit, Lender or Lender's agent to enter and inspect the Property and review all records at any reasonable time to determine (1) the existence, location and nature of any Hazardous Substance on, under or about the Property; (2) the existence, location, nature, and magnitude of any Hazardous Substance that has been released on, under or about the Property; or (3) whether or not Mortgagor and any tenant are in compliance with applicable Environmental Law.
- I. Upon Lender's request and at any time, Mortgagor agrees, at Mortgagor's expense, to engage a qualified environmental engineer to prepare an environmental audit of the Property and to submit the results of such audit to Lender. The choice of the environmental engineer who will perform such audit is subject to Lender's approval.
- J. Lender has the right, but not the obligation, to perform any of Mortgagor's obligations under this section at Mortgagor's expense.
- K. As a consequence of any breach of any representation, warranty or promise made in this section, (1) Mortgagor will indemnify and hold Lender and Lender's successors or assigns harmless from and against all losses, claims, demands, liabilities, damages, cleanup, response and remediation costs, penalties and expenses, including without limitation all costs of litigation and attorneys' fees, which Lender and Lender's successors or assigns may sustain; and (2) at Lender's discretion, Lender may release this Mortgage and in return Mortgagor will provide Lender with collateral of at least equal value to the Property secured by this Mortgage without prejudice to any of Lender's rights under this Mortgage.
- L. Notwithstanding any of the language contained in this Mortgage to the contrary, the terms of this section shall survive any foreclosure or satisfaction of this Mortgage regardless of any passage of title to Lender or any disposition by Lender of any or all of the Property. Any claims and defenses to the contrary are hereby waived.
- 21. CONDEMNATION.** Mortgagor will give Lender prompt notice of any action, real or threatened, by private or public entities to purchase or take any or all of the Property, including any easements, through condemnation, eminent domain, or any other means. Mortgagor further agrees to notify Lender of any proceedings instituted for the establishment of any sewer, water, conservation, ditch, drainage, or other district relating to or binding upon the Property or any part of it. Mortgagor authorizes Lender to intervene in Mortgagor's name in any of the above described actions or claims and to collect and receive all sums resulting from the action or claim. Mortgagor assigns to Lender the proceeds of any award or claim for damages connected with a condemnation or other taking of all or any part of the Property. Such proceeds shall be considered payments and will be applied as provided in this Mortgage. This assignment of proceeds is subject to the terms of any prior mortgage, deed of trust, security agreement or other lien document.
- 22. INSURANCE.** Mortgagor agrees to maintain insurance as follows:
- A. Mortgagor shall keep the improvements now existing or hereafter built on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. What Lender requires pursuant to the preceding two sentences can change during the term of the Secured Debt. The insurance carrier providing the insurance shall be chosen by Mortgagor subject to Lender's approval, which shall not be unreasonably withheld. If Mortgagor fails to maintain the coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property according to the terms of this Mortgage.
- All insurance policies and renewals shall be acceptable to Lender and shall include a standard "mortgage clause" and, where applicable, "lender loss payee clause." Mortgagor shall immediately notify Lender of cancellation or termination of the insurance. Lender shall have the right to hold the policies and renewals. If Lender requires, Mortgagor shall immediately give to Lender all receipts of paid premiums and renewal notices. Upon loss, Mortgagor shall give immediate notice to the insurance carrier and Lender. Lender may make proof of loss if not made immediately by Mortgagor.
- Unless Lender and Mortgagor otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the Secured Debt, whether or not then due, with any excess paid to Mortgagor. If Mortgagor abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay the Secured Debt whether or not then due. The 30-day period will begin when the notice is given.
- Unless Lender and Mortgagor otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date of scheduled payments or change the amount of the payments. If the Property is acquired by Lender, Mortgagor's right to any insurance policies and proceeds resulting from damage to the Property before the acquisition shall pass to Lender to the extent of the Secured Debt immediately before the acquisition.
- B. Mortgagor agrees to maintain comprehensive general liability insurance naming Lender as an additional insured in an amount acceptable to Lender, insuring against claims arising from any accident or occurrence in or on the Property.
- C. Mortgagor agrees to maintain rental loss or business interruption insurance, as required by Lender, in an amount equal to at least coverage of one year's debt service, and required escrow account deposits (if agreed to separately in writing), under a form of policy acceptable to Lender.
- 23. NO ESCROW FOR TAXES AND INSURANCE.** Unless otherwise provided in a separate agreement, Mortgagor will not be required to pay to Lender funds for taxes and insurance in escrow.

24. **FINANCIAL REPORTS AND ADDITIONAL DOCUMENTS.** Mortgagee will provide to Lender upon request, any financial statement or information Lender may deem necessary. Mortgagee warrants that all financial statements and information Mortgagee provides to Lender are, or will be, accurate, correct, and complete. Mortgagee agrees to sign, deliver, and file as Lender may reasonably request any additional documents or certifications that Lender may consider necessary to perfect, continue, and preserve Mortgagee's obligations under this Mortgage and Lender's lien status on the Property. If Mortgagee fails to do so, Lender may sign, deliver, and file such documents or certifications in Mortgagee's name and Mortgagee hereby irrevocably appoints Lender or Lender's agent as attorney in fact to do the things necessary to comply with this section.
25. **JOINT AND INDIVIDUAL LIABILITY; CO-SIGNERS; SUCCESSORS AND ASSIGNS BOUND.** All duties under this Mortgage are joint and individual. If Mortgagee signs this Mortgage but does not sign the Evidence of Debt, Mortgagee does not agree to be personally liable on the Secured Debt. Mortgagee agrees that Lender and any party to this Mortgage may extend, modify or make any change in the terms of this Mortgage or the Evidence of Debt without Mortgagee's consent. Such a change will not release Mortgagee from the terms of this Mortgage. The duties and benefits of this Mortgage shall bind and benefit the successors and assigns of Mortgagee and Lender.
- If this Mortgage secures a guaranty between Lender and Mortgagee and does not directly secure the obligation which is guaranteed, Mortgagee agrees to waive any rights that may prevent Lender from bringing any action or claim against Mortgagee or any party indebted under the obligation including, but not limited to, anti-deficiency or one-action laws.
26. **APPLICABLE LAW; SEVERABILITY; INTERPRETATION.** This Mortgage is governed by the laws of the jurisdiction in which Lender is located, except to the extent otherwise required by the laws of the jurisdiction where the Property is located. This Mortgage is complete and fully integrated. This Mortgage may not be amended or modified by oral agreement. Any section or clause in this Mortgage, attachments, or any agreement related to the Secured Debt that conflicts with applicable law will not be effective, unless that law expressly or impliedly permits the variations by written agreement. If any section or clause of this Mortgage cannot be enforced according to its terms, that section or clause will be severed and will not affect the enforceability of the remainder of this Mortgage. Whenever used, the singular are for include the plural and the plural the singular. The captions and headings of the sections of this Mortgage are for convenience only and are not to be used to interpret or define the terms of this Mortgage. Time is of the essence in this Mortgage.
27. **NOTICE.** Unless otherwise required by law, any notice shall be given by delivering it or by mailing it by first class mail to the appropriate party's address on page 1 of this Mortgage, or to any other address designated in writing. Notice to one mortgagee will be deemed to be notice to all mortgagees.
28. **WAIVERS.** Except to the extent prohibited by law, Mortgagee waives any rights relating to reinstatement, the marshaling of liens and assets, all rights of dower and distributive share and all homestead exemption rights relating to the Property.
29. **U.C.C. PROVISIONS.** If checked, the following are applicable to, but do not limit, this Mortgage:
- Construction Loan.** This Mortgage secures an obligation incurred for the construction of an improvement on the Property.
 - Fixture Filing.** Mortgagee grants to Lender a security interest in all goods that Mortgagee owns now or in the future and that are or will become fixtures related to the Property.
 - Crops; Timber; Minerals; Rents, Issues and Profits.** Mortgagee grants to Lender a security interest in all crops, timber and minerals located on the Property as well as all rents, issues, and profits of them including, but not limited to, all Conservation Reserve Program (CRP) and Payment in Kind (PIK) payments and similar governmental programs (all of which shall also be included in the term "Property").
 - Personal Property.** Mortgagee grants to Lender a security interest in all personal property located on or connected with the Property. This security interest includes all farm products, inventory, equipment, accounts, documents, instruments, chattel paper, general intangibles, and all other items of personal property Mortgagee owns now or in the future and that are used or useful in the construction, operation, management, or maintenance of the Property. The term "personal property" specifically excludes that property described as "household goods" secured in connection with a "consumer" loan as those terms are defined in applicable federal regulations governing unfair and deceptive credit practices.
 - Filing As Financing Statement.** Mortgagee agrees and acknowledges that this Mortgage also suffices as a financing statement and as such, may be filed of record as a financing statement for purposes of Article 9 of the Uniform Commercial Code. A carbon, photograph, image or other reproduction of this Mortgage is sufficient as a financing statement.
30. **OTHER TERMS.** If checked, the following are applicable to this Mortgage:
- Purchase Money Mortgage.** This is a purchase money mortgage as defined by Iowa law.
 - Line of Credit.** The Secured Debt includes a revolving line of credit provision. Although the Secured Debt may be reduced to a zero balance, this Mortgage will remain in effect until released.
 - Agricultural Property.** Mortgagee covenants and warrants that the Property will be used principally for agricultural or farming purposes and that Mortgagee is an individual or entity allowed to own agricultural land as specified by law.
 - Separate Assignment.** The Mortgagee has executed or will execute a separate assignment of leases and rents. If the separate assignment of leases and rents is properly executed and recorded, then the separate assignment will supersede this Security Instrument's "Assignment of Leases and Rents" section.

Additional Terms.

SIGNATURES: By signing below, Mortgagor agrees to the terms and covenants contained in this Mortgage and in any attachments. Mortgagor also acknowledges receipt of a copy of this Mortgage on the date stated above on Page 1.

Actual authority was granted to the parties signing below by resolution signed and dated _____.

Entity Name: JRB INVESTMENTS, INC.

Richard C. Burhans 10-3-03
(Signature) RICHARD C. BURHANS, TREASURER (Date) (Signature) (Date)

(Signature) (Date) (Signature) (Date)

Refer to the Addendum which is attached and incorporated herein for additional Mortgagors, signatures and acknowledgments.

ACKNOWLEDGMENT:

STATE OF _____, COUNTY OF _____ } ss.
On this _____ day of _____ before me, a Notary
Public in the state of Iowa, personally appeared _____
(Individual) to me known to be the person(s) named in and who executed the foregoing instrument, and acknowledged that
_____ voluntary act and deed.
executed the same as _____
My commission expires:

(Notary Public)

(Signature)

(Date)

(Signature)

(Date)

(In the following statement "I" means the Mortgagor.) I understand that homestead property is in many cases protected from the claims of creditors and exempt from judicial sale; and that by signing this contract, I voluntarily give up my rights to this protection for this property with respect to claims based upon this contract.



Richard C. Burhans
(Notary Public)

My commission expires:

the voluntary act and deed of said entity by it voluntarily executed.

acknowledged the execution of said instrument to be

its board of directors/partners/members and the said RICHARD C. BURHANS

said entity, that (the seal affixed to said instrument is the seal of said entity or no seal has been procured by said

entity) and that said instrument was signed and sealed, if applicable, on behalf of the said entity by authority of

of

to me personally known, who being by me duly sworn or affirmed did say that that person is TREASURER

Public in the state of Iowa, personally appeared RICHARD C. BURHANS

On this 3RD day of OCTOBER 2003 before me, a Notary

STATE OF IOWA, COUNTY OF MADISON, } ss.

(Business or Entity Acknowledgment)

EXHIBIT "A"

Legal for JRB Investments, Inc.

That part of the Northeast Quarter (1/4) of Section Sixteen (16), Township Seventy-four (74) North, Range Twenty-six (26) West of the Fifth Principal Meridian, Madison County, Iowa, described as follows: Commencing at the northeast corner of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16); thence on an assumed bearing of South 00°00'22" East along the east line of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16) a distance of 656.54 feet to the southeast corner of said Northeast Quarter (1/4) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4); thence South 86°30'50" West along the south line of said Northeast Quarter (1/4) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) 538.75 feet to the southwest corner of Kale's Addition to the City of Truro, Iowa, and the point of beginning; thence South 86°30'50" West along said south line 121.34 feet to the southeast corner of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16); thence South 86°10'03" West along the south line of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) 649.85 feet to the southwest corner of said Northwest Quarter (1/4) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4); thence South 86°22'35" West along the south line of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16) a distance of 199.51 feet; thence North 01°33'05" East 730.99 feet; thence North 51°19'30" East 228.23 feet; thence North 86°49'20" East 698.22 feet; thence South 01°42'55" East 59.46 feet; thence South 28°09'52" East 151.78 feet to the northwest corner of Kale's Addition; thence South 00°00'22" East 655.39 feet to the southwest corner of Kale's Addition and the south line of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of the Northeast Quarter (1/4) of said Section Sixteen (16) and the point of beginning. Said tract contains 18.36 acres and is subject to a City of Truro Street Easement over the southerly 1.39 acres thereof; **EXCEPT** that part of the Parcel A recorded in Town Plat Book 2, Page 239, Madison County Recorder's Office, Madison County, Iowa, located in the Northeast Quarter of Section 16, Township 74 North, Range 26 West of the Fifth Principal Meridian, City of Truro, Madison County, Iowa, described as follows: Commencing at the northeast corner of the Southeast Quarter of the Northeast Quarter of said Section 16; thence on an assumed bearing of South 00 degrees 00 minutes 22 seconds East along the east line of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 16 a distance of 656.54 feet to the southeast corner of said Northeast Quarter of the Southeast Quarter of the Northeast Quarter; thence South 86 degrees 30 minutes 50 seconds West along the south line of said Northeast Quarter of the Southeast Quarter of the Northeast Quarter 538.75 feet to the southwest corner of Kale's Addition to the City of Truro, Iowa and the southeast corner of said Parcel A; thence North 00 degrees 00 minutes 22 seconds West along the east line of said Parcel A a distance of 61.14 feet to the north line of Turner Street and the point of beginning; thence South 86 degrees 25 minutes 18 seconds West along said north line 181.03 feet; thence northwesterly 24.50 feet along a tangential curve concave to the northeast and having a radius of 15.00 feet, a central angle of 93 degrees 34 minutes 20 seconds and a chord 21.86 feet in length bearing of North 46 degrees 47 minutes 32 seconds West; thence North 00 degrees 00 minutes 22 seconds West 78.03 feet; thence North 86 degrees 25 minutes 18 seconds East 197.00 feet to the east line of said Parcel A; thence South 00 degrees 00 minutes 22 seconds East along said east line 94.00 feet to the point of beginning. Said tract contains 0.42 acres.

THE HISTORY OF THE UNITED STATES

The history of the United States is a story of growth and change. From the first settlers to the present day, the nation has expanded its territory and diversified its population. The early years were marked by the struggle for independence and the establishment of a new government. The middle years saw the westward expansion and the development of a strong industrial base. The late years have been characterized by social and political movements that have shaped the modern United States.

The United States has a rich and diverse cultural heritage. It is a land of immigrants, where people from many different backgrounds have come to seek a better life. This diversity has been one of the strengths of the nation, allowing it to draw on the talents and ideas of people from all over the world.

The history of the United States is also a story of progress and innovation. From the invention of the printing press to the development of the computer, the United States has been at the forefront of many of the most important technological advances of the modern world. This progress has made the United States a global leader in many fields, and has improved the lives of people all over the world.

As the United States continues to grow and change, it is important to remember the lessons of its history. The values of freedom, democracy, and equality are the foundation of the American way of life, and these values must be preserved and passed on to future generations. Only by staying true to these values can the United States continue to prosper and thrive in the years to come.

The United States is a land of opportunity and hope. It is a place where people can come from all over the world and find a better life for themselves and their families. The history of the United States is a story of achievement and success, and it is a story that continues to inspire and motivate people all over the world.

The United States is a land of freedom and democracy. It is a place where people can speak their minds and express their opinions without fear of censorship or punishment. This freedom of expression is one of the most important rights of the American people, and it is a right that has made the United States a global leader in many fields.

The United States is a land of equality and justice. It is a place where people of all races, ethnicities, and religions are treated equally under the law. This commitment to equality and justice is one of the most important values of the American people, and it is a value that has made the United States a global leader in many fields.

The United States is a land of progress and innovation. It is a place where people are constantly seeking new ways to improve the world and make it a better place for everyone. This spirit of progress and innovation is one of the most important strengths of the American people, and it is a strength that has made the United States a global leader in many fields.

The United States is a land of hope and promise. It is a place where people can come from all over the world and find a better life for themselves and their families. The history of the United States is a story of achievement and success, and it is a story that continues to inspire and motivate people all over the world.