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This document was prepared by: RUTH LAYNE C/O BANKERS TRUST COMPANY 665 LOCUST ST., P.O. BOX 897 DES MOINES, IA 50304-0897

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 BOOK 213 PAGE 79  
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**MODIFICATION AND EXTENSION  
 OF MORTGAGE**

MICHELLE UTSLER  
 RECORDER  
 MADISON COUNTY, IOWA

<b>BORROWER</b>		<b>MORTGAGOR</b>	
THE OUTPOST, INC.		GRANT A. GRISWOLD, HUSBAND DAWN M. GRISWOLD, WIFE	
<b>ADDRESS</b>		<b>ADDRESS</b>	
4949 WESTOWN PARKWAY, SUITE #125 WEST DES MOINES, IA 50266		1220 UPLAND AVENUE VAN METER, IA 50261	
<b>TELEPHONE NO.</b>	<b>IDENTIFICATION NO.</b>	<b>TELEPHONE NO.</b>	<b>IDENTIFICATION NO.</b>
<b>ADDRESS OF REAL PROPERTY:</b> 1220 UPLAND AVENUE VAN METER, IA 50261			

THIS MODIFICATION AND EXTENSION OF MORTGAGE, dated the 1st day of May, 1999, is executed by and between the parties identified above and BANKERS TRUST COMPANY, 665 LOCUST ST., P.O. BOX 897, DES MOINES, IA 50304-0897 ("Lender").

A. On April 25, 1998, Lender made a loan ("Loan") to Borrower evidenced by Borrower's promissory note or agreement ("Note") payable to Lender in the original principal amount of Thirty Thousand and no/100 Dollars (\$ 30,000.00),

which Note is secured by a mortgage ("Mortgage") dated April 25, 1998, executed by Mortgagor for the benefit of Lender and encumbering the real property described on Schedule A ("Property"), and recorded on April 29, 1998 as Instrument No. 4198, or in Volume 198 at Page 29 of the records of the Recorder of MADISON County, Iowa. The Note and Mortgage and any other related documents are hereafter cumulatively referred to as the "Loan Documents."

B. The Note and Mortgage are hereby modified as follows:

1. TERMS OF REPAYMENT.  
 The maturity date of the Note is extended to June 01, 2004, at which time all outstanding sums due to Lender under the Note shall be paid in full, and the Mortgage is modified accordingly.

2. ADDITIONAL MODIFICATIONS.  
 The Note and Mortgage are further modified as follows:

C. Additional Representations, Warranties and Agreements.  
 Mortgagor represents and warrants that Mortgagor owns the property free and clear of any liens or encumbrances other than the liens described on Schedule B below. Except as expressly modified herein, all terms and conditions of the Loan Documents shall remain in full force and effect. The parties hereby adopt, ratify and confirm these terms and conditions as modified. Borrower and Mortgagor agree to execute any additional documents which may be required by Lender to carry out the intention of this Agreement. As of the date of this Agreement, there are no claims, defenses, setoffs or counterclaims of any nature which may be asserted against Lender by any of the undersigned.

**SCHEDULE A**

The following described real property located in the County of MADISON, State of Iowa:

A PARCEL OF LAND IN THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) AND THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION SIXTEEN (16), TOWNSHIP SEVENTY-SEVEN (77) NORTH, RANGE TWENTY-SIX (26) WEST OF THE 5TH P.M., MADISON COUNTY, IOWA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4); THENCE NORTH 00 DEGREES 00' 00" EAST, 330.96 FEET ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) TO A POINT, THENCE NORTH 84 DEGREES 12' 58" EAST, 1325.01 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4); THENCE SOUTH 00 DEGREES 00' 00" WEST, 111.35 FEET TO A POINT, THENCE SOUTH 68 DEGREES 17' 15" WEST, 654.20 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00' 00" EAST, 148.20 FEET TO A POINT, THENCE SOUTH 84 DEGREES 12' 58" WEST, 714.01 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4); THENCE NORTH 00 DEGREES 00' 00" EAST, 109.04 FEET ALONG SAID EAST LINE TO THE POINT OF THE BEGINNING AND CONTAINING 9.989 ACRES MORE OR LESS, INCLUDING 0.334 ACRES OF COUNTY ROAD RIGHT-OF-WAY.

**SCHEDULE B**

MORTGAGOR: GRANT A. GRISWOLD

*Grant A. Griswold*  
GRANT A. GRISWOLD

MORTGAGOR:

MORTGAGOR:

MORTGAGOR:

MORTGAGOR: DAWN M. GRISWOLD

*Dawn M. Griswold*  
DAWN M. GRISWOLD

MORTGAGOR:

MORTGAGOR

MORTGAGOR:

LENDER: BANKERS TRUST COMPANY

By: *James A. Pech*  
JAMES A. PECH  
VICE PRESIDENT

*[Handwritten initials]*

