

7. **ABSTRACT AND TITLE.** Sellers, at their expense, shall promptly obtain an abstract of title to the Real Estate continued through the date of this contract _____, and deliver it to Buyers for examination. It shall show merchantable title in Sellers in or conformity with this contract, Iowa law and the Title Standards of the Iowa State Bar Association. The abstract shall become the property of the Buyers when the purchase price is paid in full, however, Buyers reserve the right to occasionally use the abstract prior to full payment of the purchase price. Sellers shall pay the costs of any additional abstracting and title work due to any act or omission of Sellers, including transfers by or the death of Sellers or their assignees.

8. **FIXTURES.** All property that integrally belongs to or is part of the Real Estate, whether attached or detached, such as light fixtures, shades, rods, blinds, awnings, windows, storm doors, screens, plumbing fixtures, water heaters, water softeners, automatic heating equipment, air conditioning equipment, wall to wall carpeting, built-in items and electrical service cable, outside television towers and antenna, fencing, gates and landscaping shall be considered a part of Real Estate and included in the sale except: (consider: rental items) _____

9. **CARE OF PROPERTY.** Buyers shall take good care of the property, shall keep the buildings and other improvements now or later placed on the Real Estate in good and reasonable repair and shall not injure, destroy or remove the property during the term of this contract. Buyers shall not make any material alteration to the Real Estate without the written consent of the Sellers.

10. **DEED.** Upon payment of purchase price, Sellers shall convey the Real Estate to Buyers or their assignees, by Warranty deed, free and clear of all liens, restrictions, and encumbrances except as provided herein. Any general warranties of title shall extend only to the date of this contract, with special warranties as to acts of Sellers continuing up to time of delivery of the deed.

11. **REMEDIES OF THE PARTIES.**

a. If Buyers fail to timely perform this contract, Sellers may, at Seller's option, either (i) forfeit Buyers' rights in this contract as provided in the Iowa Code, and all payments made by Buyers shall be forfeited or (ii) upon thirty days written notice by Sellers to Buyers of Sellers' intention to accelerate the payment of the entire balance because of such failure (during which thirty days such failure is not corrected) Sellers may declare the entire balance immediately due and payable, and thereafter this contract may be foreclosed in equity; the Court may appoint a receiver, and the period of redemption after sale on foreclosure may be reduced under the conditions of Section 628.26 or Section 628.27 of the Iowa Code.

b. If Sellers fail to timely perform their obligations under this contract, Buyers shall have the right to terminate this contract and have all payments made returned to them.

c. Buyers and Sellers are also entitled to utilize any and all other remedies or actions at law or in equity available to them.

d. In any action or proceeding relating to this contract the successful party shall be entitled to receive reasonable attorney's fees and costs as permitted by law.

12. **JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE.** If Sellers, immediately preceding this contract, hold title to the Real Estate in joint tenancy with full right of survivorship, and the joint tenancy is not later destroyed by operation of law or by acts of Sellers, then the proceeds of this sale, and any continuing or recaptured rights of Sellers in the Real Estate, shall belong to Sellers as joint tenants with full right of survivorship and not as tenants in common; and Buyers, in the event of the death of either Seller, agree to pay any balance of the price due Sellers under this contract to the surviving Seller and to accept a deed from the surviving Seller consistent with paragraph 10.

13. **JOINDER BY SELLER'S SPOUSE.** Seller's spouse, if not a titleholder immediately preceding acceptance of this offer, executes this contract only for the purpose of relinquishing all rights of dower, homestead and distributive shares or in compliance with Section 561.13 of the Iowa Code and agrees to execute the deed for this purpose.

14. **TIME IS OF THE ESSENCE.** Time is of the essence in this contract.

15. **PERSONAL PROPERTY.** If this contract includes the sale of any personal property, Buyers grant the Sellers a security interest in the personal property and Buyers shall execute the necessary financing statements and deliver them to Sellers.

16. **CONSTRUCTION.** Words and phrases in this contract shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

17. **ADDITIONAL PROVISIONS.** SEE ATTACHED ADDENDUM

18. **LATE PENALTY.** Buyer shall pay a penalty of 10% of the payment for any payment fifteen (15) or more days delinquent.

19. **PRE-PAYMENTS.** Buyer shall have the right to make pre-payments of principal on any payment date, however, said pre-payments shall be limited to no more than 15% of the contract price in any one year during the first five (5) years of the contract term. After the initial five (5) years buyer may pay up to 50% of the unpaid principal in any one year with the right to pay the entire unpaid balance over a two (2) year period by paying the principal in two equal payments, one in each year, plus accrued interest.

20. **ESCROW OF TAXES.** Buyer shall on the payment dates, in addition to said semi-annual payment, pay one-half of the annual real estate taxes to the Sellers, to be held by them in escrow for timely payment of said taxes by the Sellers.

Dated: _____, 19 91

CONTROLLED GENETICS, INCORPORATED

BY: Donald R. Zimmerman
BY: Donald R. Zimmerman, BUYERS
President

STATE OF MISSOURI, COUNTY OF _____, ss.

On this _____ day of October, 19 91, before me, the undersigned Notary Public in and for said State, personally appeared Jack W. Isenberger and Delores K. Isenberger

ISENBERGER REAL ESTATE PARTNERSHIP

BY: Jack W. Isenberger
Delores K. Isenberger
BY: Delores K. Isenberger, SELLERS

to me known to be the identical persons named in and who executed the foregoing instrument, and that they executed the same as their voluntary act and deed.

GARY E. SCHROEDER
NOTARY PUBLIC STATE OF MISSOURI
COUNTY OF GREENE
MY COMMISSION EXPIRES APR. 30, 1992

Notary Public in and for Said State.
DEED RECORD 129

The West Seventy (70) acres of the South One-half of the Northeast Quarter (S 1/2 NE 1/4) of Section Three (3), all in Township Seventy-three (73) North, Range Twenty-six (26) West of the 5th P.M., located in the County of Clarke, State of Iowa; and

The North One-half of the Northeast Quarter (N 1/2 NE 1/4) of Section Three (3) and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) EXCEPT Lot One (1) containing 5.50 Acres, of Section Two (2) and also EXCEPT the North Two (2) rods of Lot Two (2) of the Northwest fractional Quarter of the Northwest Quarter ((NW frl 1/4 NW 1/4) of Section Two (2), and commencing at Northwest corner of Lot One (1) of the Northwest fractional Quarter of Northwest Quarter (NW frl 1/4 NW 1/4) of Section Two (2) running thence West Two (2) rods, thence South Thirteen (13) rods, thence East Two (2) rods, thence North Thirteen (13) rods to place of beginning, all in Township Seventy-three (73) North, Range Twenty-six (26) West of the 5th P.M., located in the County of Clarke, State of Iowa; and

The East Half of the Southeast Quarter (E 1/2 SE 1/4) of Section Thirty-four (34) in Township Seventy-four (74) North, of Range Twenty-six (26) West of the 5th P.M. located in the County of Madison, State of Iowa.

ADDENDUM TO REAL ESTATE CONTRACT

WAIVER OF HOMESTEAD EXEMPTION AND MARITAL RIGHTS

EACH OF THE UNDERSIGNED HEREBY RELINQUISHES ALL RIGHTS OF DOWER, HOMESTEAD AND DISTRIBUTIVE SHARES IN AND TO THE ABOVE DESCRIBED REAL ESTATE AND WAIVES ALL RIGHTS OF EXEMPTION, AS TO ANY OF SAID PROPERTY. EACH OF THE UNDERSIGNED UNDERSTANDS THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE CLAIMS OF CREDITORS AND EXEMPT FROM JUDICIAL SALE; AND THAT BY SIGNING THIS CONTRACT, EACH OF THE UNDERSIGNED VOLUNTARILY GIVES UP HIS, HER OR ITS RIGHT TO THIS PROTECTION FOR THIS PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS CONTRACT.

CONTROLLED GENETICS, INC.

BY: Donald R. Zimmerman

DATED 18 OCT 91

DATED _____

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

STATE OF IOWA, Polk COUNTY, ss:

On this 14 day of October, A.D. 19 91, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Donald R. Zimmerman and he was President of said corporation executing the within and foregoing instrument to which this is attached, that (no seal has been procured by the said) corporation; that said instrument was signed (and sealed) on behalf of (the seal affixed thereto is the seal of said)

said corporation by authority of its Board of Directors; and that the said Donald R. Zimmerman as such officers acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



SANDRA K. BURGUS
MY COMMISSION EXPIRES
1-12-92

Sandra Burgus
Notary Public in and for the State of Iowa.

IOWA STATE BAR ASSOCIATION
Official Form No. 12 (Trade-Mark Registered, State of Iowa, 1967)
K-1213 This Printing: May 30, 1973

Questions 628-20 and 628-20. Code of Iowa