

FILED NO. 000941
 STATE OF IOWA
 CLARKE COUNTY
 '97 JUN 3 AM 10 15
 BOOK 81 PAGE 259
 ENID KENDALL
 RECORDER

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FILED NO. 3427
 BOOK 189 PAGE 193
 97 JUN -5 AM 9:47
 MICHELLE UTSLER
 RECORDER
 MADISON COUNTY, IOWA

REC 5
 AUD
 R.M.F.

Mortgage Extension and Modification Agreement

Renewal of
Loan No. 42004

This Agreement made this 30th day of May 19 97, by and between the Clarke County State Bank, a banking corporation organized and existing under the laws of the State of Iowa, party of the first part, and Todd A. Snell and Juli M. Zimmerman-Snell of the City of St. Charles, parties of the second part, WITNESSETH:

WHEREAS, the parties of the second part have/has heretofore mortgaged unto the party of the first part certain lands and premises which are described in a certain Indenture of Mortgage bearing date June 22, 1996 which Mortgage is recorded in the Office of the Register of Deeds for Clarke Madison County, State of Iowa in Liber 183 of Mortgages, on pages 802, which Mortgage is made a part hereof by reference and the same is now due and payable.

WHEREAS, the parties of the second part ~~are~~ are unable to make payment in full of the amount due said party of the first part under said Mortgage, and has requested that the time of payment be extended, and the party of the first part is willing to extend the time of payment in accordance with the provision of this instrument.

NOW THEREFORE, in consideration of the sum of One Dollar in hand paid by the parties of the second part to the party of the first part, receipt of which is hereby acknowledged, as well as other valuable considerations, it is agreed between the parties hereto as follows:

(1) That the date of the final payment on the said Mortgage upon which there is at this time a balance of \$70,000.00 due, is hereby extended to July 7 19 97; provided however, that said parties of the second party shall pay to apply on said debt, the sum of Seventy Thousand Dollars and no/100 Dollars on July 7 19 97, and accrued interest due at maturity of 7/7/97 Dollars ~~on the same day of each month thereafter~~. Said payments to be first applied to the balance of interest due at the rate of 9.00 per cent per annum from May 30 1997 and the remainder to the balance of principal until paid in full.

(2) That, notwithstanding the foregoing provisions or anything to the contrary contained in said Mortgage, if the parties of the second part shall be in default for more than thirty days in making payment of any monthly installment, as herein provided then after such default has occurred, the party of the first part may declare the balance then unpaid on said Mortgage due and payable forthwith, and may foreclose said Mortgage in accordance with the terms, conditions and provisions thereof.

(3) That the terms, conditions and provisions of said Mortgage are hereby ratified and confirmed in all respects, matters and things except wherein the same are modified by this instrument.

(4) That this agreement shall not create any merger or alter or prejudice the rights and priorities of the party of the first part, its successors and assigns, and if so construed, then, in such event, this agreement shall be void and of no effect.

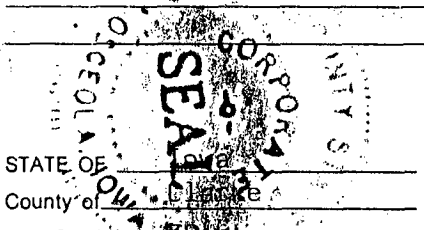
This agreement shall be binding upon the successors, heirs, administrators and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed for and on its behalf by its Asst. Vice President and its corporate seal hereunto affixed on the 30th day of May 1997, and on the same day the parties of the second part has/have hereunto set their hands and seal.

In presence of:

Clarke County State Bank
 By Cameron Miles
 Asst. Vice President
 Title of Officer

Todd Snell (L. S.)
Juli Zimmerman-Snell (L. S.)

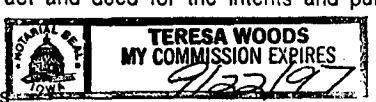


STATE OF Iowa } ss:
 County of Clarke

On this 30th day of May 19 97, before me, personally appeared Cameron Miles, to me personally known, who being sworn did say that he is Asst. Vice President of the Clarke County State Bank, the corporation

named in and which executed the within instrument, and that he executed the same for and on behalf of said corporation by authority of its Board of Directors and that the corporate seal affixed thereto is the corporate seal of said corporation, and that said instrument is the free act and deed of said corporation.

And on the same day appeared Todd Snell and Juli Zimmerman-Snell to me known to be the parties of the second part, described in and who executed the within instrument and who acknowledged that their executed the same as their free act and deed for the intents and purposes therein mentioned.



Teresa Woods
 Notary Public

My Commission Expires