MODIFICATION AGREEMENT

This agreement made and entered into by and between Truro Grocery, Inc. an Iowa Corporation of the County of Madison and State of Iowa, present owner of the premises described in the mortgage hereinafter mentioned, party of the first part, and the Union State Bank, Winterset, Madison County, Iowa, party of the second part;

WHEREAS, Truro Grocery, Inc., did execute and deliver unto Union State Bank, Winterset, Iowa, a certain mortgage and note therein set forth, said note and mortgage bearing date the 25th day of July, 19 84, which mortgage was recorded in Mortgage Record Book 131, on Page 796, of the records of the County Recorder of Madison County, Iowa, to secure the payment of said note of the full amount of Fifteen Thousand and 00/100------($15,000.00)--------------- Dollars and Interest; and

WHEREAS, Truro Grocery, Inc. is the present owner of the property described in said mortgage, and the Union State Bank, Winterset, Iowa, the present holder and owner of said note and mortgage, have this day agreed to modify the time of payment of the balance due of the principal sum of said note secured by said mortgage:

NOW, THEREFORE, by mutual agreement, it is hereby agreed that the principal sum now fully and justly unpaid on the note being secured by said mortgage is Twelve Thousand Three Hundred Sixty Dollars and 30/100----($12,360.30)------ Dollars and that as a term and condition of this modifications said note is to continue to draw interest at the rate of Fourteen (14) percent per annum from August 1, 1984, and it is further agreed that the remaining balance of said note in the amount of Twelve Thousand Three Hundred Sixty Dollars and 30/100 ------($12,360.30)---------- Dollars should be payable in the following manner;

$195.00 September 1, 1984, and each month thereafter until August 1, 1989, when the unpaid balance will come due for the purpose of adjusting the interest rate.

It is also mutually agreed that all the terms, conditions and stipulations in said note and mortgage contained and set forth are and shall continue in full force and effect excepting only as modified by the foregoing agreement.

Signed this 10th day of August 19 84. Truro Grocery, Inc.

Ival Ransom, President

Georgia Moore, Secretary

UNION STATE BANK, Winterset, Iowa

By D. A. Bolton, EVP

D. A. Bolton, Executive Vice President

UNION STATE BANK CORPORATE SEAL WINTERSET, IOWA

Compared

FILED NO. 249
BOOK 140 PAGE 758
1984 AUG 13 PM 3:00
MARY E. WELTY
RECORDER
MADISON COUNTY, IOWA

2pp

Fee $10.00

State of Iowa:
Madison County:

On this ______ day of ________________, 19 ______, before the undersigned, a Notary Public in and for County of Madison and State of Iowa, came ________________________ to me personally known to be the identical person whose name is subscribed to the foregoing instrument as maker thereof and acknowledge and execution of the same to be ____________ voluntary act and deed.

____

State of Iowa:
Madison County:

On this 10th day of August, 19 84, before me appeared Ival Ransom and Georgia Moore to me personally known, who being by me duly sworn, did say that he is the President and Secretary of the Truro Grocery Inc., Truro, Iowa xxxdxthatxthexsealxaffixedxtoxsaidxinstrumentxisxthexxx xxpoxatexsealxofxsaidxCorporationx, and that the said instrument was signed xxxxsealed on behalf of said Corporation by authority of its Board of Directors and the said Ival Ransom and Georgia Moore acknowledged said instrument to be the voluntary act and deed of said Corporation.

Witness my hand and Notarial Seal the date last above written.

NOTARIAL SEAL IOWA
JOLENE K. DeCARLO
MY COMMISSION EXPIRES
8-10-86

Jolene K. DeCarlo

Notary Public in and for Madison, County, Iowa.

State of Iowa:
Madison County:

On this 13th day of August ,19 84 , before me appeared D. A. Bolton to me personally known, who being by me duly sworn, did say that he is the Executive Vice President of the Union State Bank, Winterset, Iowa, and that the seal affixed to said instrument is the corporate seal of said Corporation, and that the said instrument was signed and sealed on behalf of said Corporation by authority of its Board of Directors and the said D. A. Bolton acknowledged said instrument to be the voluntary act and deed of said Corporation.

Witness my hand and Notarial Seal the date last above written.

NOTARIAL SEAL IOWA
JOYCE E. BINNS
MY COMMISSION EXPIRES
8-10-86

Joyce E Binns
Notary Public in and for Madison, County, Iowa.

JOLENE K. DeCARLO
MY COMMISSION EXPIRES