

Recorded: 4/19/2019 at 2:57:07.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2019 PG: 860

Prepared by and Return to: Community Savings Bank, by: Tammy A. Klingman, 101 East Union, P.O.
Box 77, Edgewood, Iowa 52042, (563) 928-6425

IMPORTANT: READ BEFORE SIGNING. THE TERMS OF THIS AMENDMENT SHOULD BE READ CAREFULLY BECAUSE ONLY THESE TERMS IN WRITING ARE ENFORCEABLE. NO OTHER TERMS OR ORAL PROMISES NOT CONTAINED IN THIS WRITTEN CONTRACT MAY BE LEGALLY ENFORCED. YOU MAY CHANGE THE TERMS OF THIS AMENDMENT ONLY BY ANOTHER WRITTEN AGREEMENT.

AMENDMENT TO MORTGAGE

THIS AMENDMENT TO MORTGAGE (this "Amendment") is made effective as of this 19th day of April, 2019, by and among Kraus Enterprises LLC, an Iowa Limited Liability Company, (referred to herein as "Mortgagor") and Community Savings Bank ("Lender").

RECITALS

WHEREAS, Mortgagor previously executed that certain Mortgage dated as of December 30, 2008, in favor of Lender with respect to certain real property described in Attached Exhibit A, hereto and incorporated herein by this reference, which Mortgage was recorded in the records of Delaware County, Iowa, Filed on January 5, 2009 in Book 2009 Page 47, (the "Mortgage");

WHEREAS, prior to the date hereof, Lender made certain loans and other financial accommodations to Mortgagor,

WHEREAS, Mortgagor receives a direct and substantial benefit from each of the loans and financial accommodations made from time to time by Lender;

WHEREAS, Mortgagor requested Lender continue to loan or extend certain loans, as the case may be, to Mortgagor, which Lender is willing to do subject to the execution hereof.

NOW, THEREFORE, in consideration of the premises and of the mutual covenants and agreements contained herein, the receipt and sufficiency of which is hereby acknowledged, it is agreed by and among Mortgagor and Lender as follows:

AGREEMENT

1. Definitions. Unless otherwise defined herein, capitalized terms used in this Amendment shall have the meanings ascribed to such terms in the Mortgage.
2. Extension of Mortgage: The Mortgage is hereby extended to December 30, 2038
3. Acknowledgment, Continuance and Reaffirmation of Mortgage. Mortgagor hereby acknowledges and agrees that: (a) the Mortgage is a valid and enforceable lien upon the Property; (b) the Mortgage, and each of the terms and conditions set forth therein, as amended by this Amendment, remains in full force and effect; (c) the Mortgage secures the obligations and credit described in the Mortgage, as amended by this Amendment; (d) this Mortgage, as amended by this Amendment, shall be binding on any successors and assigns of the parties hereto; and (e) this Amendment represents the final agreement between the parties hereto as the subject matter hereof and may not be contradicted by evidence of prior, contemporaneous or subsequent oral agreements of the parties hereto and there are no unwritten oral agreements between the parties hereto.
4. Reaffirmation. Mortgagor hereby expressly reaffirms each of the representations, warranties and covenants set forth in the Mortgage, as amended by this Amendment.
5. Governing Law. This Amendment shall be governed by, and construed and interpreted in accordance with, the laws of the State of Iowa applicable to agreements made and wholly performed within such state.
6. Incorporation of Recitals. The Recitals to this Amendment are true, correct and incorporated herein by reference.
7. Counterpart Signatures. This Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed to be an original and all of which taken together shall constitute but one and the same instrument.

IN WITNESS WHEREOF, each of the parties hereto has executed this Amendment to Mortgage as of this 19th day of April, 2019.

MORTGAGOR: Kraus Enterprises LLC

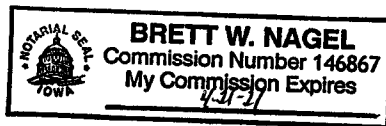
By: Daniel T. Kraus
Daniel T. Kraus, Member

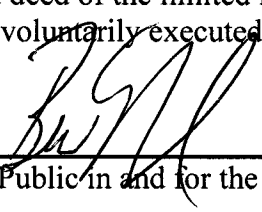
By: Shelly S. Kraus
Shelly S. Kraus, Member

STATE OF IOWA

COUNTY OF Delaware

On this 19th day of April, 2019 before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Daniel T. Kraus & Shelly S. Kraus, to me personally known, who being by me duly sworn, did say they are the Members of said limited liability company executing the within and foregoing instrument; that no seal has been procured by the limited liability company; that said instrument was signed on behalf of the limited liability company by authority of the limited liability company and the member(s) or designated agent(s) and that Daniel T. Kraus & Shelly S. Kraus as Members of the limited liability company acknowledged the execution of the foregoing instrument to be the voluntary act and deed of the limited liability company, by it and by the member(s) or designated agent(s) voluntarily executed.





Notary Public in and for the State of Iowa

Exhibit A

Lot One (1), West Side Business Park No. 3, City of Dyersville, Delaware County, Iowa,
according to plat recorded in Book 8 Plats, Page 35 (commonly known as 1680 7th St SW,
Dyersville)