

Recorded: 12/16/2021 at 10:26:13.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax:
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2021 PG: 4347

FOR RECORDER'S USE ONLY

Prepared By: Amanda Webster, Business Lending Processor, Dupaco Community Credit Union, 3299 Hillcrest Road, Dubuque, IA 52001, (563) 557-7600

RECORDATION REQUESTED BY:

Dupaco Community Credit Union, Dubuque JFK Rd, 3299 Hillcrest Road, Dubuque, IA 52001

WHEN RECORDED MAIL TO:

Dupaco Community Credit Union, Dubuque JFK Rd, 3299 Hillcrest Road, Dubuque, IA 52001

MODIFICATION OF MORTGAGE

The names of all Grantors (sometimes "Grantor") can be found on page 1 of this Modification. The names of all Grantees (sometimes "Lender") can be found on page 1 of this Modification. The property address can be found on page 1 of this Modification. The legal description can be found on page 1 of this Modification. The parcel identification number can be found on page 1 of this Modification. The related document or instrument number can be found on page 1 of this Modification.

THIS MODIFICATION OF MORTGAGE dated December 3, 2021, is made and executed between Advanced Properties, LLC (referred to below as "Grantor") and Dupaco Community Credit Union, whose address is 3299 Hillcrest Road, Dubuque, IA 52001 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated October 8, 2020 (the "Mortgage") which has been recorded in Delaware County, State of Iowa, as follows:

BK: 2020 PG: 3559 Recorded 10/9/2020 in Delaware County, Iowa.

REAL PROPERTY DESCRIPTION. The Mortgage covers the following described real property located in Delaware County, State of Iowa:

Lots One (1), Two (2) and Three (3) of 20 West Industrial Center Fourth Addition in the City of Dyersville, Delaware County, Iowa, according to plat recorded in Book 2016, Page 831; also Lot One (1) of 20 West Industrial Center Sixth Addition in the City of Dyersville, Delaware County, Iowa, according to plat recorded in Book 2019, Page 1102

The Real Property or its address is commonly known as +/- 13.5 Acres at 20 West Industrial Center , Dyersville , IA 52040. The Real Property parcel identification number is 210020002310.

**MODIFICATION OF MORTGAGE
(Continued)**

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MODIFICATION. Lender and Grantor hereby modify the Mortgage as follows:

\$10,000,000.00 increase on mortgage credit amount from \$4,000,000.00 to \$14,000,000.00.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Mortgage shall remain unchanged and in full force and effect and are legally valid, binding, and enforceable in accordance with their respective terms. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Mortgage as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the promissory note or other credit agreement secured by the Mortgage (the "Note"). It is the intention of Lender to retain as liable all parties to the Mortgage and all parties, makers and endorser to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, shall not be released by virtue of this Modification. If any person who signed the original Mortgage does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF MORTGAGE AND GRANTOR AGREES TO ITS TERMS. THIS MODIFICATION OF MORTGAGE IS DATED DECEMBER 3, 2021.

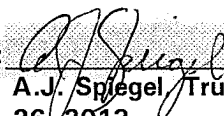
GRANTOR ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS MODIFICATION OF MORTGAGE AND ALL OTHER DOCUMENTS RELATING TO THIS DEBT.

GRANTOR:

ADVANCED PROPERTIES, LLC

By: 
Michael P. Decker, Member/President/Treasurer of
Advanced Properties, LLC

**A.J. SPIEGEL TRUST DATED FEBRUARY 26, 2013, Member/Vice
President/Secretary of Advanced Properties, LLC**

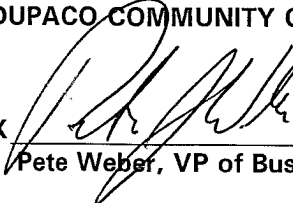
By: 
A.J. Spiegel, Trustee of A.J. Spiegel Trust Dated February
26, 2013

MODIFICATION OF MORTGAGE
(Continued)

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LENDER:

DUPACO COMMUNITY CREDIT UNION

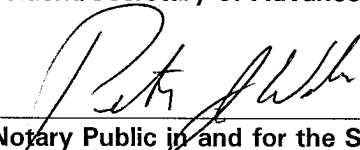
X 
Pete Weber, VP of Business Lending

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Dubagun)

This record was acknowledged before me on December 15, 20 21 by Michael P. Decker, Member/President/Treasurer of Advanced Properties, LLC and A.J. Spiegel, Trustee of A.J. Spiegel Trust Dated February 26, 2013, Member/Vice President/Secretary of Advanced Properties, LLC.

PETER J WEBER
Notarial Seal, Iowa
Commission Number 759848
My Commission Expires 11/17/2023


Notary Public in and for the State of IA
My commission expires 11/17/2023

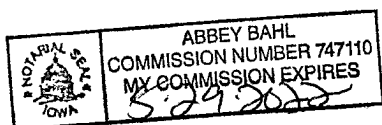
MODIFICATION OF MORTGAGE
(Continued)

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LENDER ACKNOWLEDGMENT

STATE OF Iowa)
) SS
COUNTY OF Dubuque)

This record was acknowledged before me on December 10, 2021 by Pete Weber as VP of Business Lending of Dupaco Community Credit Union.



Abbey Bahl
Notary Public in and for the State of Iowa
My commission expires 5.29.2022