

Recorded: 11/6/2025 at 1:20:02.0 PM
County Recording Fee: \$7.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$10.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 2994

This instrument was prepared by: Sara Domeyer for Community Savings Bank, 101 E Union, PO Box 77, Edgewood, IA 52042 (563)928-6425
Return to: Community Savings Bank, 101 E Union, PO Box 77, Edgewood, IA 52042

ASSIGNMENT OF LEASES AND RENTS MODIFICATION AGREEMENT

This Assignment of Leases and Rents Modification Agreement ("Agreement") made this November 4, 2025 between 170th Street Investments, L.L.C., an Iowa Limited Liability Company ("Assignor(s)") and Community Savings Bank ("Lender").

NOTICE: The Open-End Agreement identified below secures credit in the amount of \$88,400.00. Loans and advance up to this amount, together with interest, are senior to indebtedness to other creditors under subsequently recorded or filed Agreements and Liens.

For good and valuable consideration Assignor(s) and Lender hereby agree that the Open-End Assignment of Leases and Rents of the Assignors dated November 1, 2022, and filed on November 1, 2022 in the records of the Recorder of Delaware County, Iowa, BK: 2022 PG: 3292 for real estate legally described as:

The West one-third (W1/3) of Lot One Hundred Forty Nine (149), Manchester, Iowa, according to plat recorded in Book I L.D., Page 284

The property is located in Delaware County at 113 E Main Street, Manchester, IA 52057.

The purpose of this Modification is to remove section titled LIMITATIONS ON CROSS-COLLATERALIZATION from said open-end Assignment of Leases and Rents.

Except as provided above, all the terms and conditions of the Open-End Assignment of Leases and Rents shall continue in full force and effect, unchanged by this Agreement.

IN WITNESS WHEREOF, the Assignor(s) have executed this document, and acknowledge receipt of a copy thereof as of the date first written above.

ASSIGNOR:
170th Street Investments, L.L.C.

ASSIGNOR:
170th Street Investments, L.L.C.

Shelly Schrader 11-4-25
Shelly Schrader, President Date

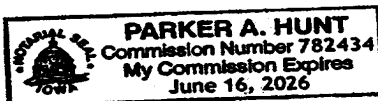
Todd Schrader 11-4-23
Todd Schrader, Vice President Date

ASSIGNOR NOTARIZATION

STATE OF Iowa

COUNTY OF Delaware

On this 4th day of November, before me, the undersigned, a Notary Public, personally appeared Shelly Schrader to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Paul A. Hunt
NOTARY PUBLIC IN THE STATE OF Iowa
My commission expires: 06-16-2026