

Recorded: 8/3/2026 at 11:36:10.0 AM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2026 PG: 2210

Preparer's Name, Address and Phone Number:
Justin Ness
GreatAmerica Bank National Association
695 Marion Blvd
Marion, IA 52302
319-373-5400

When Recorded, Return to:
Attn: Justin Ness
GreatAmerica Bank National Association
695 Marion Blvd
Marion, IA 52302
319-373-5400

DCN: C036A055160F6853BB6764DC7787839F

ASSIGNMENT OF LEASES, RENTS, AND PROFITS
(INDIVIDUAL - CORPORATION - PARTNERSHIP)

ASSIGNOR	ASSIGNEE
Delhi Methodist Church, an Iowa Corporation Not for Profit 304 Market Street Delhi, IA 52223	GreatAmerica Bank National Association 695 Marion Blvd Marion, IA 52302

FOR VALUE RECEIVED, the Undersigned (called "Assignor") sells, assigns and transfers to above named Assignee, (called "Assignee" which term shall be construed to include Assignee's successors and assigns), all right, title and interest in the rents and profits (known as the "Assignment") now due and which may later become due under, or by virtue of, any lease, whether written or verbal, or any letting of, or of any agreement for the use or occupancy of the following described Property:

316 Franklin Street, Delhi, IA 52223

The East thirty two (32.0) feet of the West forty four (44.0) feet of Lot Nine (9), Block Four (4), Delhi, Iowa, according to the plat recorded in Book A L.D., Pages 128-129.

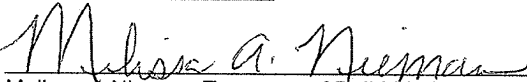
This Assignment is made in connection with a certain Mortgage dated 07/30/2026 (the "Mortgage"). Assignor agrees Assignee or its agents may take possession of the Property and collect the rents and profits to apply to any amount Assignor owes Assignee. The lien on rents herein granted is not a pledge of rents but is a grant of a lien and security interest in all rents, issues, profits, leases now or hereafter arising from the ownership, occupancy or use of the Mortgaged Property and is primary security for the indebtedness secured hereby and shall be effective from the date hereof and not just in the event of default. The rights of Assignee to collect and receive the rents assigned hereunder or to exercise any of the rights or powers herein granted to Assignee shall, to the extent not prohibited by law, extend from the date hereof through the filing of any suit to foreclose the lien of the mortgage, the obtaining of any judgment foreclosing the lien of the mortgage, and any period allowed by law for the redemption of the premises after any foreclosure sale. Assignor hereby consents to and agrees that at any time after commencement of a judicial action of foreclosure, through and including during the period of redemption, the Court having jurisdiction of the case shall at the request of Assignee appoint a receiver to take possession of the Mortgaged Property and of the rents and profits accruing therefrom, and Assignor hereby waives its right to possession, statutory or otherwise. Assignor agrees that this Assignment gives to Assignee the right to possession before sale and termination of the right of redemption, pledges the rents and profits, creates in favor of Assignee a lien upon and interest in the right of possession given by Iowa statute, and upon the revenue which arises from it, and waives the right to challenge the appointment of a receiver.

Assignor recognizes when Assignee receives the rents and profits after written notice, but does not enter into physical possession of the Property and exercise exclusive operating control, Assignee will not be considered a "mortgagee in possession." Assignor further recognizes Assignee may, as part of this Assignment, extend, renew or enter into new leases under terms customary for leases of the Property. If Assignee sends written notice to a lessee obligated to pay under any lease on the Property requesting lessee to direct all rents and profits under the lease to Assignee, this Assignment, when effective, shall transfer the lessee's obligation to pay rents and profits to Assignee. Assignor agrees that no modification, termination, or renewal of a lease prior or subsequent to the effective date of this Assignment, or advance payment and collection of rents and profits, will be effective against Assignee unless Assignee consents in writing. If any lessee obligated to pay Assignee does not do so, Assignee shall have all remedies available to collect the rents and profits including, without limitation, those available to a lessor on a lessee's failure to perform under a lease. Assignor agrees to pay to Assignee a reasonable rental for Assignor's use and occupancy of the Property if Assignee makes a demand for such payment in writing. Assignor agrees this Assignment is separate and independent from the Mortgage and shall continue in effect in favor of any purchaser of the Property on foreclosure with respect to leases not terminated by foreclosure. However, at Assignee's election made known before any sale upon foreclosure is concluded, this Assignment shall continue in effect in favor of Assignee with respect to leases not terminated by foreclosure until any deficiency owed Assignee after foreclosure is satisfied, at which time further payments under any such lease shall accrue to the purchaser of the Property or its assigns. Assignee is not obligated to perform or discharge any obligation under any lease or contract relating to the Property and Assignor agrees to indemnify and hold Assignee harmless from any liability, loss or damage, including costs and attorney's fees, suffered by Assignee under any lease or contract relating to the Property. Assignor agree not to assign or pledge the rents and profits of the Mortgaged Property to any other person.

ASSIGNOR SIGNATURES

Signed and Delivered on this Date and acknowledge receipt of a copy hereof:

Date: 07/30/2026



 Melissa A Nieman, Treasurer of Delhi Methodist Church

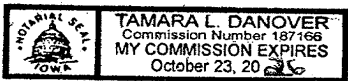
ACKNOWLEDGMENT FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT or REPRESENTING A CORPORATION, PARTNERSHIP, LLC, etc.

STATE OF Iowa

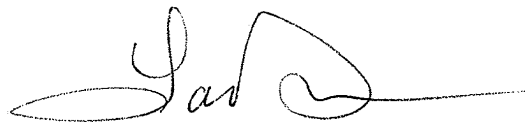
COUNTY OF Delaware

} SS.

The foregoing instrument was acknowledged before me on July 30, 2026 by
 Melissa A Nieman, Treasurer of Delhi Methodist Church, an Iowa Corporation Not for Profit



My Commission Expires: 10/23/2026



NOTARY PUBLIC Tamara L. Danover