

BK: 2026 PG: 2010
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Pages 4
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
BRANDY L. MACUMBER, RECORDER
Madison County, Iowa

(Space Above This Line For Recording Data)

THIS INSTRUMENT PREPARED BY: Meghan Pines, Bank of Springfield, whose address is P.O. Box 19301, Springfield, IL 62794-9301, and whose telephone number is (877)698-3278

WHEN RECORDED RETURN TO: Bank of Springfield Loan Documentation, Bank of Springfield, whose address is P.O. Box 19301, Springfield, IL 62794-9301

MODIFICATION AGREEMENT - MORTGAGE

THIS MODIFICATION AGREEMENT ("Agreement") is made this 11th day of June, 2026, between Arrow Farms, LLC, an Iowa Limited Liability Company, whose address is 2310 SE Delaware Ave Ste G294, Ankeny, Iowa 50021-4767 ("Mortgagor"), and Bank of Springfield, which is organized and existing under the laws of the State of Illinois and whose address is PO Box 19301, Springfield, Illinois 62794 ("Lender").

Bank of Springfield and Mortgagor entered into a Mortgage dated May 13, 2021 and recorded on May 17, 2021, in Book 2021, Page 2015, in the records of the County of Madison, State of Iowa ("Mortgage"). The Mortgage covers the following described real property:

Address: 332 acres, more or less, Van Meter, Iowa 50261

Legal Description: See attached Exhibit "A"

Parcel ID/Sidwell Number: 031011900070000; 031011900051000; 041011900052000; 041011900044000; 031011900060000; 041011900043000; 041011900023000; 031011900031000; 031011900091000; 031012046000000; 031012048000000; 031012042003000; 031012044003000

It is the express intent of the Mortgagor and Lender to modify the terms and provisions set forth in the Mortgage. Mortgagor and Lender hereby agree to modify the Mortgage as follows:

- The maturity date is hereby extended to June 13, 2031.

Mortgagor and Lender agree that the Mortgage including such changes, modifications, and amendments as set forth herein, shall remain in full force and effect with respect to each and every term and condition thereof and nothing herein contained shall in any manner affect the lien of the Mortgage on the Property. Nothing contained herein shall in any way impair the Mortgage or the security now held for the indebtedness thereunder, or alter, waive, annul, vary, or affect any provision, term, condition, or covenant therein, except as herein provided, nor affect or impair any rights, powers, privileges, duties, or remedies under the Mortgage it being the intent of Mortgagor and Lender that the terms and provisions thereof shall continue in full force and effect, except as specifically modified herein. Nothing in this Agreement shall constitute a satisfaction of the promissory note or notes, or other credit agreement or agreements secured by the Mortgage.

Lender's consent to this Agreement does not waive Lender's right to require strict performance of the Mortgage modified above, nor obligate Lender to make any future modifications. Any guarantor or cosigner shall not be released by virtue of this Agreement.



If any Mortgagor who signed the original Mortgage does not sign this Agreement, then all Mortgagors signing below acknowledge that this Agreement is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Agreement 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.

This Agreement shall be binding upon the heirs, successors, and assigns with respect to parties hereto. Whenever used, the singular shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

ORAL AGREEMENT'S DISCLAIMER. This Agreement represents the final agreement between the parties and may not be contradicted by evidence of prior, contemporaneous, or subsequent oral agreements of the parties. There are no unwritten oral agreements between the parties.

By signing below, Mortgagor and Lender acknowledge that they have read all the provisions contained in this Agreement, and that they accept and agree to its terms.

Arrow Farms, LLC

By: [Signature]
Joshua T. Bowmar
Its: Member

6-11-26
Date

By: [Signature]
Sarah E. Bowmar
Its: Member

6-11-26
Date

BUSINESS ACKNOWLEDGMENT

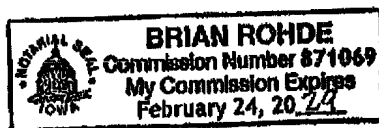
STATE OF IOWA
COUNTY OF POLK

This instrument was acknowledged before me on June 11th, 2026 (date) by Joshua T. Bowmar as Member and Sarah E. Bowmar as Member of Arrow Farms, LLC.

My commission expires:
2/24/2029 (date)

[Signature]
Name: Brian Rohde
Title: Notary

(Official Seal)



LENDER: Bank of Springfield

By: [Signature] 6/30/2026
Austin Fee Date
Its: VP Commercial Lending



BUSINESS ACKNOWLEDGMENT

STATE OF Missouri
COUNTY OF Clay

This instrument was acknowledged before me on 6/30/2016 (date) by Austin Fee as
VP Commercial Lending of Bank of Springfield.

My commission expires:
10-03-2026 (date)

(Official Seal)

Logan Boyer
Name: Logan Boyer
Title: Commercial Lender

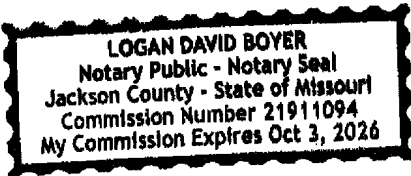


Exhibit "A"

Government Lots Two (2), Three (3), Four (4), Five (5) and Six (6) of Section Nineteen (19), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa (Including Parcel "D", a part of Government Lots Three (3) and Four (4) in said Section Nineteen (19), containing 3.26 acres, more or less, as shown in Plat of Survey filed in Book 2017, Page 3808 on December 4, 2017, in the Office of the Recorder of Madison County, Iowa); AND the North Half (1/2) of the Northwest Quarter (1/4) and the Southwest Quarter (1/4) of the Northwest Quarter (1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa;

EXCEPT the following parcels, to wit:

1. Parcel "B" located in said Lot Two (2) as shown in Plat of Survey filed in Book 2, Page 425 on December 13, 1993, in the Office of the Recorder of Madison County, Iowa;
2. That part of Parcel "A" located in said Lot Six (6), as shown in Plat of Survey filed in Book 2, Page 425 on December 13, 1993, in the Office of the Recorder of Madison County, Iowa;
3. The North 30 feet of the East 322.5 feet of said Lot Six (6);
4. Parcel "C" located in said Lot Six (6), as shown in the Plat of Survey filed in Book 2, Page 446 on March 7, 1994 in the Office of the Recorder of Madison County, Iowa;
5. The North 30 feet of the Northwest Quarter (1/4) of said Section Twenty (20);
6. Parcel "A" located in the Northwest Quarter NW (1/4) of said Section Twenty (20), as shown in Plat of Survey filed in Book 2, Page 446 on March 7, 1994 in the Office of the Recorder of Madison County, Iowa.

AND

The Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section Twenty (20), Township Seventy-seven (77) North, Range Twenty-six (26) West of the 5th P.M., Madison County, Iowa.