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SUBMITTED\_GREAT WESTERN BANK - THE N

FILED SARPY CO. NE.  
INSTRUMENT NUMBER  
**2016-13369**  
2016 Jun 09 03:40:39 PM  
*Sheryl J. Dawkins*  
REGISTER OF DEEDS



**WHEN RECORDED MAIL TO:**

Great Western Bank  
Loan Administration Department  
9290 W Dodge Rd 401  
Omaha, NE 68114

FOR RECORDER'S USE ONLY

**MODIFICATION OF DEED OF TRUST**



**THIS MODIFICATION OF DEED OF TRUST** dated June 8, 2016, is made and executed between **SGTS, LLC, A NEBRASKA LIMITED LIABILITY COMPANY** whose address is 22655 CENTENNIAL ROAD, GRETNA, NE 68028; ("Trustor") and **GREAT WESTERN BANK**, whose address is Omaha Corporate Banking, 9290 W Dodge Rd Suite 401, Omaha, NE 68114 ("Lender").

**DEED OF TRUST.** Lender and Trustor have entered into a Deed of Trust dated December 2, 2015 (the "Deed of Trust") which has been recorded in SARPY County, State of Nebraska, as follows:

**CONSTRUCTION DEED OF TRUST DATED DECEMBER 2, 2015 AND RECORDED DECEMBER 3, 2015 AS INSTRUMENT NUMBER 2015-29538 AT SARPY COUNTY REGISTER OF DEEDS.**

**REAL PROPERTY DESCRIPTION.** The Deed of Trust covers the following described real property located in SARPY County, State of Nebraska:

Lot 2 in SARPY COUNTY INDUSTRIAL PARK REPLAT 1, a Subdivision, as surveyed, platted and recorded, in Sarpy County, Nebraska, EXCEPT that part thereof described as follows:

Beginning at the Southwest corner of said Lot 2, said corner also being on the West line of Outlot A, Pink Industrial Park 2; thence North 02°35'40" West, for 141.08 feet, along the West line of said Lot 2; to the South line of a permanent sewer easement; thence North 55°11'22" East, for 293.38 feet, along said South line of the permanent sewer easement, to the intersection of the projected North line of Lot 2, Pink Industrial Park Replat 3, a Subdivision, as surveyed, platted and recorded, in Sarpy County, Nebraska; thence South 84°19'05" East, for 221.13 feet, along said extension line, to the Northwest corner of said Lot 2, Pink Industrial Park Replat 3; thence South 57°46'28" West, for 537.30 feet, along the West line of said Lot 2, Pink Industrial Park Replat 3 and Outlot A, Pink Industrial Park 2, to the Point of Beginning; AND EXCEPT that part platted into Sarpy County Industrial Park Replat 3.

The Real Property or its address is commonly known as 9121 S. 126TH STREET, PAPILLION, NE 68138. The Real Property tax identification number is 011588203.

**MODIFICATION.** Lender and Trustor hereby modify the Deed of Trust as follows:

**THE LOAN THAT THE DEED OF TRUST SECURES HAS BEEN INCREASED TO \$2,975,000.00**

**CONTINUING VALIDITY.** Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust 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 Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust 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 Deed of Trust 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.

**TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND TRUSTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED JUNE 8, 2016.**

MODIFICATION OF DEED OF TRUST  
(Continued)

TRUSTOR:

SGTS, LLC

By: [Signature]  
ROBERT B. SCHARF, Manager of SGTS, LLC

By: [Signature]  
RAM D. HINGORANI, Manager of SGTS, LLC

LENDER:

GREAT WESTERN BANK

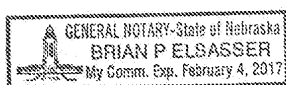
X [Signature]  
Brian Elsasser, Vice President

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Nebraska )  
 ) SS  
COUNTY OF Douglas )

On this 8th day of June, 20 16, before me, the undersigned Notary Public, personally appeared ROBERT B. SCHARF, Manager of SGTS, LLC and RAM D. HINGORANI, Manager of SGTS, LLC, and known to me to be members or designated agents of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By [Signature]  
Printed Name: Brian Elsasser  
Notary Public in and for the State of Nebraska  
Residing at Omaha  
My commission expires 2/1/17



LENDER ACKNOWLEDGMENT

STATE OF Nebraska )  
 ) SS  
COUNTY OF Douglas )

On this 8th day of June, 20 16, before me, the undersigned Notary Public, personally appeared Brian Elsasser, and known to me to be the Vice President, authorized agent for GREAT WESTERN BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of GREAT WESTERN BANK, duly authorized by GREAT WESTERN BANK through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of GREAT WESTERN BANK.

By [Signature]  
Printed Name: Debbie Klimek  
Notary Public in and for the State of NE  
Residing at Sarpy Co  
My commission expires 1-2-19

