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Kind: MODIFICATION OF MORTGAGE
Recorded: 03/04/2016 at 12:18:04 PM
Fee Amt: \$22.00 Page 1 of 4
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2015-00180913

BK 15915 PG 110-113

FOR RECORDER'S USE ONLY

Prepared By: Jason Ward, Commercial Loan Specialist, Veridian Credit Union, 5910 University Ave, West Des Moines, IA 50266, (515) 289-5522

ADDRESS TAX STATEMENT:

Ingersoll Square Phase III Associates, L.P.; 3408 Woodland Avenue, Suite 504; West Des Moines, IA 50266

RECORDATION REQUESTED BY:

Veridian Credit Union, Commercial Lending Department, 1827 Ansborough Avenue, PO BOX 6000, Waterloo, IA 50704

RETURN TO:

WHEN RECORDED MAIL TO:

Veridian Credit Union, Commercial Lending Department, 1827 Ansborough Avenue, PO BOX 6000, Waterloo, IA 50704

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 2 of this Modification. The legal description can be found on page 2 of this Modification. The related document or instrument number can be found on page 1 of this Modification.

THIS MODIFICATION OF MORTGAGE dated March 3, 2016, is made and executed between Ingersoll Square Phase III Associates, L.P., a Limited Partnership, whose address is 3408 Woodland Ave, Suite 504, West Des Moines, IA 50266 (referred to below as "Grantor") and Veridian Credit Union, whose address is 1827 Ansborough Avenue, PO BOX 6000, Waterloo, IA 50704 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 15, 2014 (the "Mortgage") which has been recorded in Polk County, State of Iowa, as follows:

Filed on the records of Polk County Iowa on 01-22-2014 in Book #15088, Page #798-808.

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

**MODIFICATION OF MORTGAGE
(Continued)**

Page 2

Parcel "D" being described on Plat of Survey filed November 13, 2012, and recorded in Book 14528 Page 338 in the Office of the Recorder of Polk County, Iowa, being a part of Lots 1 through 6 in Harding Road Place and part of Lots 5 through 9 in Block B of West & Burton's Addition to Des Moines, Polk County, Iowa.

The Real Property or its address is commonly known as 2005 Ingersoll Avenue, Des Moines, IA 50309.

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

Mortgage now secures credit in the amount of \$6,080,000.00. The existing maturity date of 01-15-2016 will be extended to 03-15-2026.

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 endorsers 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 MARCH 3, 2016.

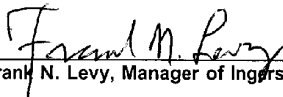
GRANTOR ACKNOWLEDGES RECEIPT OF A COMPLETED COPY OF THIS MODIFICATION OF MORTGAGE AND ALL OTHER DOCUMENTS RELATING TO THIS DEBT.

GRANTOR:

INGERSOLL SQUARE PHASE III ASSOCIATES, L.P.

INGERSOLL SQUARE III GP, LLC, General Partner of Ingersoll Square Phase III Associates, L.P.

By:


Frank N. Levy, Manager of Ingersoll Square III GP, LLC

**MODIFICATION OF MORTGAGE
(Continued)**

LENDER:

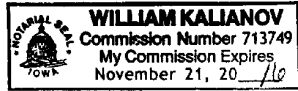
VERIDIAN CREDIT UNION

X *William J. Kalianov*
William J. Kalianov, Commercial Lending Manager

PARTNERSHIP ACKNOWLEDGMENT

STATE OF *IOWA*)
) SS
COUNTY OF *POLK*)

This record was acknowledged before me on *March 3*, 20 *16* by Frank N. Levy, Manager of Ingersoll Square III GP, LLC, General Partner of Ingersoll Square Phase III Associates, L.P..



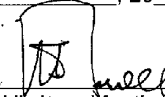
William J. Kalianov
Notary Public in and for the State of *IOWA*
My commission expires *11-21-2016*

MODIFICATION OF MORTGAGE
(Continued)

LENDER ACKNOWLEDGMENT

STATE OF IOWA)
) SS
COUNTY OF POLK)

This record was acknowledged before me on March 3, 20 16 by William J. Kalianov as Commercial Lending Manager of Veridian Credit Union.


Notary Public in and for the State of Iowa
My commission expires 7/25/17

