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PATRICK F GILL, AUDITOR AND RECORDER
WOODBURY COUNTY IOWA

FOR RECORDER'S USE ONLY

Prepared By: Sue Adel, Loan Administrative Assistant, First Westroads Bank, Inc., 15750 West Dodge Road, Omaha, NE 68118, (402) 330-7200

RECORDATION REQUESTED BY:
First Westroads Bank, Inc.; 15750 West Dodge Road; Omaha, NE 68118

WHEN RECORDED MAIL TO:
First Westroads Bank, Inc.; 15750 West Dodge Road; Omaha, NE 68118

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

THIS MODIFICATION OF MORTGAGE dated September 19, 2013, is made and executed between BJS Enterprises, L.C.; an Iowa Limited Liability Company (referred to below as "Grantor") and First Westroads Bank, Inc., whose address is 15750 West Dodge Road, Omaha, NE 68118 (referred to below as "Lender").

MORTGAGE. Lender and Grantor have entered into a Mortgage dated January 21, 2004 (the "Mortgage") which has been recorded in Woodbury County, State of Iowa, as follows:

Recorded January 23, 2004, in the Woodbury County, Recorders Office, as Document #15414, Roll 630, Images 1142-1148.

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

See exhibit "A"
4141 E. Gordon Drive, Sioux City, IA 51106

The Real Property or its address is commonly known as 4141 E. Gordon Drive, Sioux City, IA 51106. The Real Property parcel identification number is 8947-35-427-003/8947-35-427-002.

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

Extend the Maturity Date from January 21, 2014 until canceled in writing by First Westroads Bank..

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

MODIFICATION OF MORTGAGE
(Continued)

Loan No: 8267

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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 SEPTEMBER 19, 2013.

GRANTOR:

BJS ENTERPRISES, L.C.

By: Betty Jane Shaw
Betty Jane Shaw, Member of BJS Enterprises, L.C.

LENDER:

FIRST WESTROADS BANK, INC.

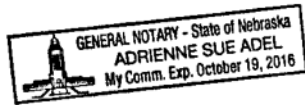
X [Signature]
Authorized Signer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Nebraska)
) SS
COUNTY OF Douglas)

This record was acknowledged before me on September 19, 2013 by Betty Jane Shaw, Member of BJS Enterprises, L.C..

[Signature]
Notary Public in and for the State of NE
My commission expires _____



MODIFICATION OF MORTGAGE
(Continued)

Loan No: 8267

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LENDER ACKNOWLEDGMENT

STATE OF Nebraska)
) SS
COUNTY OF Douglas)

This record was acknowledged before me on September 19, 2013 by Joel C Jensen
Jensen as Sr VP of First Westroads Bank, Inc.

Adrienne Sue Adel
Notary Public in and for the State of NE

My commission expires _____

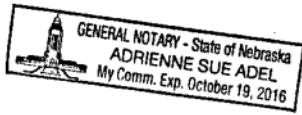


EXHIBIT "A"

Legal Description

THE FOLLOWING DESCRIBED REAL ESTATE IN WOODBURY COUNTY, IOWA:

ALL THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 89 NORTH, RANGE 47 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN SIOUX CITY, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE NORTH 0°00'00" EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR 178.90 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 87°39'59" WEST FOR 110.42 FEET TO THE EASTERLY LINE OF GORDON DRIVE; THENCE NORTH 27°45'23" WEST ALONG SAID EASTERLY LINE FOR 503.53 FEET; THENCE NORTH 62°14'30" EAST FOR 305.37 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE FORMER CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY; THENCE SOUTH 54°42'01" EAST ALONG SAID LINE FOR 91.37 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 0°00'00" WEST ALONG SAID LINE FOR 530.53 FEET TO THE POINT OF BEGINNING. (SAID DESCRIBED PARCEL CONTAINS 129,000 SQUARE FEET FOR 2.961 ACRES, MORE OR LESS.)

AND ALSO:

ALL THAT PART OF THE FORMER CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY RIGHT OF WAY IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 89 NORTH, RANGE 47 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN SIOUX CITY, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 35; THENCE NORTH 0°00'00" EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 FOR 178.90 FEET; THENCE CONTINUING NORTH 0°00'00" EAST ALONG SAID LINE FOR 530.53 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID FORMER RAILROAD RIGHT OF WAY AND THE POINT OF BEGINNING; THENCE NORTH 54°42'01" WEST ALONG SAID LINE FOR 91.37 FEET; THENCE NORTH 62°14'30" EAST FOR 84.27 FEET TO THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE SOUTH 0°00'00" WEST FOR 92.05 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 3,432 SQUARE FEET OR 0.078 ACRES, MORE OR LESS.

SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENT, COVENANTS, OIL, GAS OR MINERAL RIGHTS OF RECORD, IF ANY.
