

MISC 2004043906



APR 07 2004 13:03 P 3

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Register of Deeds, Douglas County, NE
4/7/2004 1:03:03 PM



2004043906

MODIFICATION AGREEMENT

This Mortgage Loan Modification Agreement is made as of April 6 2004, by and between PURITAN MANUFACTURING, INC., a Nebraska corporation ("Borrower") and FIRST NATIONAL BANK OF OMAHA, a national banking association ("Lender").

WITNESSETH

WHEREAS, under date of October 1, 1998, Puritan Manufacturing, Inc. secured a loan from Lender in the original principal amount of \$400,000.00 plus interest as evidenced by Borrower's Promissory Note to Lender dated October 1, 2004, in said amount (the "Promissory Note"). The parties agree that the current unpaid principal balance owing on the Promissory Note is \$242,524.61.

WHEREAS, to secure said indebtedness, Borrower executed to Lender a Deed of Trust ("Mortgage") dated October 1, 1998, filed October 7, 1998, in Book 5468 at Page 297, Mortgage Records of Douglas County, Nebraska, covering the property located at 1301 Willis Avenue, Omaha, Nebraska, also known as Lot 1, Puritan Place, and The East 285 feet of Tax Lots 12 and 13 in the SW 1/4 SE 1/4 of Section 10, Township 15 North, Range 13 East of the 6th P.M., All of Block 6, in Woods Place, and part of Block 5, in Woods Place, an addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska, all more particularly described on Exhibit "A" attached hereto.

WHEREAS, the parties have agreed to modify the terms and provisions of the Promissory Note by increasing the principal balance to \$500,000.00, changing the rate of interest and monthly payments on the loan, and extending the term of the loan.

NOW THEREFORE, it is hereby agreed by and between the parties as follows:

1. The principal balance of the loan shall be increased to \$500,000.00.
2. The interest rate and monthly payments will be changed in accordance with the new Promissory Note dated of even date hereof.
3. The maturity date is hereby extended to April 1, 2009.
4. Except as modified herein, all of the terms of the Promissory Note shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Mortgage Loan Modification Agreement this 6 day of April, 2004.

PURITAN MANUFACTURING, INC., a
Nebraska corporation

By: Joseph F. Waters
Joseph F. Waters, President

FIRST NATIONAL BANK OF OMAHA

By: Robert J. Morak
Robert J. Morak, Vice President

Return to:
FIRST NATIONAL BANK OF OMAHA
Mortgage Loan Department
One First National Center
Omaha, Nebraska 68102
TA 36733


Misc. 17.00 FB see attached
F 3/4 10-15-13³⁰ COMP
DEL. SCAN FV

(#16) - 1451409.

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this 6 day of April, 2004, by Joseph F. Waters, President of Puritan Manufacturing, Inc., a Nebraska corporation, on behalf of said corporation.

My commission expires:

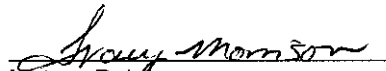

Notary Public



STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me, a Notary Public, this 6 day of April, 2004, by Robert J. Horak, Vice President of First National Bank of Omaha, a national banking association, on behalf of said association.

My commission expires:


Notary Public

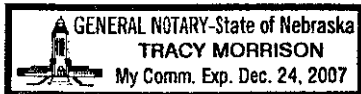


EXHIBIT "A"

LEGAL DESCRIPTION

07-31605
Lot 1, in PURITAN PLACE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska;

And,

01-60000
10-15-13
The East 285 feet of Tax Lots 12 and 13 in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 10, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska;

And,

06-44800
All of Block 6, in WOODS PLACE, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska;

And,

06-44800
A parcel or tract of land being a part of Block 5, in WOODS PLACE, an Addition to the City of Omaha, as surveyed, platted and recorded, being a part of Tax Lot 11 in the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 10, Township 15 North, Range 13 East of the 6th P.M., in the City of Omaha, in Douglas County, Nebraska, more particularly described as follows:

Beginning at an iron pipe stake on the North line of Tax Lot 11 in said Southeast Quarter of Section 10, which is 285 feet West of the Northeast corner of said Tax Lot 11; thence South 64° 57' East, 66.7 feet, to a point on a curve to the left, concave Southwesterly; thence Southeasterly, on a curve to the left, having a radius of 162.08 feet and whose chord bears South 51° 38' East, a chord distance of 64.85 feet, to the end of curve; thence South 71° 56' East, 75 feet, to a point of curve; thence Southeasterly, on a curve to the right, having a radius of 145.08 feet and whose chord bears South 48° 15' East, 111.5 feet, to a point 166 feet Southerly from the center of said Southeast Quarter of Section 10, as measured along the North and South center line of said Southeast Quarter, and 19.22 feet Westerly therefrom, measured at a right angle thereto; thence West, 265.78 feet, along the South line of the North 166 feet of Tax Lot 11, to an iron stake; thence North, at a right angle, 166 feet, to the Point of Beginning.