

Return To: Loan Department, Enterprise Bank, 12800 W Center Road, Omaha, NE 68144

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MODIFICATION OF DEED OF TRUST

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is October 30, 2017. The parties and their addresses are:

TRUSTOR (Grantor):

TWENTY FIVE B L.L.C.
A Nebraska Limited Liability Company
14921 INDUSTRIAL ROAD
OMAHA, NE 68144

TRUSTEE:

ENTERPRISE BANK, NA
a Nebraska Association
12800 W CENTER RD
OMAHA, NE 68144

BENEFICIARY (Lender):

ENTERPRISE BANK, FORMERLY KNOWN AS ENTERPRISE BANK, N.A.
Organized and existing under the laws of Nebraska
12800 W Center Road
Omaha, NE 68144

1. BACKGROUND. Grantor and Lender entered into a security instrument dated June 22, 2012 and recorded on June 18, 2012 (Security Instrument). The Security Instrument was recorded in the records of Douglas County, Nebraska at Instrument No. 2012069626 and covered the following described Property:

LOT ONE (1), ALTECH BUSINESS PARK REPLAT 1, A SUBDIVISION, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

The property is located in Douglas County at 3930 SOUTH 147TH STREET, OMAHA, Nebraska 68144.

2. MODIFICATION. For value received, Grantor and Lender agree to modify the Security Instrument as provided for in this Modification.

The Security Instrument is modified as follows:

A. Secured Debt. The secured debt provision of the Security Instrument is modified to read:

(1) Secured Debts and Future Advances. The term "Secured Debts" includes and this Security Instrument will secure each of the following:

(a) Specific Debts. The following debts and all extensions, renewals, refinancings, modifications and replacements. A renewal note or other agreement, No. 14271, dated October 30, 2017, from TWENTY FIVE B L.L.C., TED V GRACE and GERALD R FOX (Borrower) to Lender, with a loan amount of \$1,155,148.00.

(b) Future Advances. All future advances from Lender to TWENTY FIVE B L.L.C., TED V GRACE and GERALD R FOX under the Specific Debts executed by TWENTY FIVE B L.L.C., TED V GRACE and GERALD R FOX in favor of Lender after this Security Instrument. If more than one person signs this Security Instrument, each agrees that this Security Instrument will secure all future advances that are given to TWENTY FIVE B L.L.C., TED V GRACE and GERALD R FOX either individually or with others who may not sign this Security Instrument. All future advances are secured by this Security Instrument even though all or part may not yet be advanced. All future advances are secured as if made on the date of this Security Instrument. Nothing in this Security Instrument shall constitute a commitment to make additional or future advances in any amount. Any such commitment must be agreed to in a separate writing.

(c) Sums Advanced. All sums advanced and expenses incurred by Lender under the terms of this Security Instrument.

3. WARRANTY OF TITLE. Grantor warrants that Grantor continues to be lawfully seized of the estate conveyed by the Security Instrument and has the right to irrevocably grant, convey and sell the Property to Trustee, in trust, with power of sale. Grantor also warrants that the Property is unencumbered, except for encumbrances of record.

4. CONTINUATION OF TERMS. Except as specifically amended in this Modification, all of the terms of the Security Instrument shall remain in full force and effect.


5. ADDITIONAL TERMS. Increase Loan Amount of Loan #14271

SIGNATURES. By signing, Grantor agrees to the terms and covenants contained in this Modification. Grantor also acknowledges receipt of a copy of this Modification.

GRANTOR:


TWENTY FIVE B L.L.C.

By TED GRACE DEVELOPMENT, L.L.C., Member

By 
TED V GRACE, Member

LENDER:

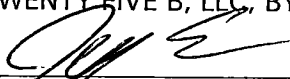
Enterprise Bank, formerly known as Enterprise Bank, N.A.

By 
Jeff Eikmeier, Sr. Vice President

ACKNOWLEDGMENT.

STATE OF NEBRASKA
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me this 30th day of October, 2017 by TWENTY FIVE B, LLC, BY TED V GRACE, MEMBER OF TED GRACE DEVELOPMENT, LLC


Notary Public

