AMERICAN NATIONAL BANK ATTN; LOAN OPS

Omaha, NE 68114

Omaha, NE 68103-9735

POBox 2146

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DOUGLAS BOUNTY, HE

AMENDMENT TO DEED OF TRUST AND SECURITY AGREEMENT

This Amendment to Deed of Trust and Security Agreement is made as of May 29, 1996, by and among Grace University (f/k/a Grace College of the Bible), a Nebraska non-profit corporation (hereinafter "Trustor"), and American National Bank, a national banking association (hereinafter "Beneficiary" and "Trustee").

WITNESSETH:

WHEREAS, on or about July 1, 1992, Trustor executed and delivered to Trustee and Beneficiary, a certain Deed of Trust and Security Agreement which was recorded on August 25, 1992 in Book 3857 at Page 522 of the Mortgage Records in Douglas County, Nebraska (the "Deed of Trust") against the property described as follows:

Lots 1 to 6, Block 3, and Lots 1 to 6, Block 4, Forest Hill Addition, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska;

WHEREAS, Trustor has requested that Beneficiary make an optional future advance in the principal amount of Five Hundred Fifty Thousand Dollars (\$550,000), which optional future advance is contemplated and secured by the Deed of Trust; and

WHEREAS, Beneficiary has agreed to the foregoing subject to certain conditions, including Trustor's execution and delivery of this Amendment.

NOW, THEREFORE, Trustor hereby acknowledges and agrees that the Deed of Trust is hereby amended as follows:

- The name of the Trustor, as defined and used in the Deed of Trust, is hereby amended to read Grace University (f/k/a Grace College of the Bible), a Nebraska non-profit corporation.
- The Deed of Trust shall secure that certain Promissory Note dated as of May 29, 1996, in the principal amount of Five Hundred Fifty Thousand Dollars (\$550,000), payable to order of Beneficiary (hereinafter "the 1996 Loan"), and any Promissory Notes

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given in exchange, renewal or substitution thereof, and the performance of all obligations and covenants of Trustor under any loan agreements or other documents or agreements executed by Trustor and delivered to Beneficiary in connection with the 1996 Loan. Trustor further acknowledges and agrees that the 1996 Loan is an optional future advance contemplated and secured by the Deed of Trust as indicated therein.

- The term "Secured Obligations", as defined and used in the Deed of Trust, shall include, without limitation, the payment of all indebtedness and the performance of all obligations and covenants of Trustor under any promissory notes, loan agreements, or other documents or agreements executed by Trustor and delivered to Beneficiary in connection with the 1996 Loan.
- The term "Loan Documents", as defined and used in the Deed of Trust, shall include, without limitation, any promissory notes, loan agreements, or other documents or agreements executed by Trustor and delivered to Beneficiary in connection with the 1996 Loan.
- 5. Except as otherwise modified and amended by this Amendment, all of the terms and conditions of the Deed of Trust shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, Trustor has executed this Amendment as of the day and year first above-written.

> GRACE UNIVERSITY (f/k/a Grace College of the Bible), a Nebraska non-profit corporation

Title:

STATE OF NEBRASKA) SS.

COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 29 4 May, 1996, by Neal F. McBride day of of Grace University, f/n/a Grace College of the Bible), a Nebraska non-profit corporation, on behalf of such corporation.

NOTARIAL SEAL AFFIXED REGISTER OF DEEDS

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