

RETURN TO: CHARLES TAYLOR & GRAHAM INVESTMENT COMPANY 910 GRAND

DM, IA. 50309 462 ✓

FILED FOR RECORD  
POLK COUNTY, IOWA

INST # 068300  
RECORDING FEE 450.  
AUDITOR FEE \_\_\_\_\_

AMENDMENT TO GROUND LEASE

92 APR 14 P 2:06.2

This Amendment to Ground Lease is made as of the 14th day of April, 1992 by and between IOWA METHODIST MEDICAL CORPORATION, of 1200 Pleasant Street, Des Moines, Iowa, hereinafter referred to as the "Landlord", and THE GRAHAM GROUP, INC. as General Partner of METHODIST MEDICAL PLAZA III LIMITED PARTNERSHIP, hereinafter referred to as "Tenant." THE GRAHAM GROUP, INC. is also a party to this agreement.

RECITALS:

1. Landlord and Tenant have entered into that certain Ground Lease dated September 5, 1990, recorded in Book 6298 at Pages 488-518 in the office of Polk County, Iowa Recorder (the "Lease") covering the real estate described in Exhibit A attached hereto and referring to the real estate described in Exhibits B and C attached hereto.

2. Landlord and Tenant now desire to amend the Lease.

NOW, THEREFORE, Landlord and Tenant hereby amend the Lease as follows:

A. The words "accomodation mortgagee, if any" in the last line of Article 11, Section 2 of the Lease are hereby amended to read "mortgagee described in Article 22 hereof".

B. The last sentence of Article 14, Section 3 of the Lease is hereby deleted and in lieu thereof the following new sentence is substituted: "Landlord further agrees to attorn and recognize the rights of all bona fide subtenants who are not in default so long as said leases have not been made in anticipation of default as determined by Landlord and the mortgagee described in Article 22 hereof."

C. The second "and" in the sixth line of Article 17, Section 2 of the Lease is hereby changed to the word "an".

D. The language in Article 17, Section 4, lines 6 through 8 starting with the phrase "...if such owner" is hereby amended to read as follows: "...if such owner or the predecessor of such owner acquires such fee simple title by virtue of any mortgage which is a lien upon the fee simple title of Landlord, including, but not limited to acquisition of such fee simple title by a proceeding for foreclosure, a forfeiture or a voluntary surrender".

E. The last sentence of Article 18, Section 1 is hereby deleted and in lieu thereof the following new sentence is substituted: "The consent or approval by the Landlord to or of any act by Tenant requiring Landlord's consent or approval shall not be deemed to waive or render unnecessary Landlord's consent or approval to or of any subsequent similar act by Tenant".

F. The phrase "then or thereafter" in the fourth line of Article 19, Section 1 of the Ground Lease is hereby amended to read "then or theretofore".

G. The phrase "termination date of this Lease" in Article 22, Section 1B and 1C is hereby stricken and the phrase "August 31, 2065" is hereby inserted in lieu thereof.

BOOK 6539 PAGE 657

H. The language in Article 36, Section 3, lines 5 through 7 starting with the phrase "...if such owner" is hereby amended to read as follows: "if such owner or the predecessor of such owner acquires such fee simple title by virtue of any mortgage which is a lien upon the fee simple title of Landlord, including, but not limited to acquisition of such fee simple title by a proceeding for foreclosure, a forfeiture or a voluntary surrender".

I. The word "Tenant" in the seventh line of Article 37, Section 1 is hereby amended to read "Landlord".

IOWA METHODIST MEDICAL CENTER

By: David P. Morgan

By: James A. Shogshoff

METHODIST MEDICAL PLAZA III  
LIMITED PARTNERSHIP  
THE GRAHAM GROUP, INC., GENERAL PARTNER

By: George D. MMigon President

By: Charles R. Taylor Secretary

THE GRAHAM GROUP, INC.

By: George D. MMigon President

By: Charles R. Taylor Secretary

STATE OF IOWA )  
 ) ss.:  
COUNTY OF POLK )

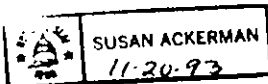
On this 7 day of April, 1992, before me, a Notary Public in and for the State of Iowa, personally appeared David Ramsey and James Skonsberg to me known to be the President and Executive Vice President of IOWA METHODIST MEDICAL CENTER, the corporation executing the within and foregoing document to which this is attached; that (no seal has been procured by the said) corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said David Ramsey and James Skonsberg as such officers, of said corporation, by it and by them voluntarily executed.



Denny Drake  
Notary Public in and for the  
State of Iowa

STATE OF IOWA )  
 ) ss.:  
COUNTY OF POLK )

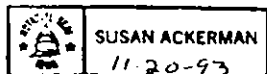
On this 1st day of April, 1992, before me, a Notary Public in and for the State of Iowa, personally appeared George D. Milligan and Charles R. Taylor to me known to be President and Secretary, respectively of THE GRAHAM GROUP, INC., the General Partner of Methodist Medical Plaza III Limited Partnership, executing the within and foregoing document on behalf of such Limited Partnership, that no seal has been procured by the said corporation; that said instrument was signed by said corporation by authority of its Board of Directors; and that the said George D. Milligan and Charles R. Taylor as such officers acknowledged the execution, by it and by them voluntarily executed.



Susan Ackerman  
Notary Public in and for the  
State of Iowa

STATE OF IOWA )  
 ) ss.:  
COUNTY OF POLK )

On this 1st day of April, 1992, before me a Notary Public in and for the State of Iowa, personally appeared George D. Milligan and Charles R. Tayler to me known to be the President and Secretary of THE GRAHAM GROUP, INC., the corporation executing the within and foregoing document to which this is attached; that (no seal has been procured by the said) corporation; that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said George D. Milligan and Charles R. Tayler as such officers, acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it and by them voluntarily executed.



Susan Ackerman  
Notary Public in and for the  
State of Iowa

CD1:8291

# LANDTECH ENGINEERING SERVICES, INC.

8560 Alice Avenue, Suite A, Des Moines, Iowa 50325

Phone (515) 270-9537

Since 1911

Civil Engineers and Land Surveyors

MOB - 3  
Parcel 1

The East 10.4 feet of the North 220.3 feet of the South 276.0 feet (as measured on the East line thereof) of Lot 9, George G. Wright's Subdivision (part of Lot 7 Pursley Estate lying North of Pleasant Street) and the West 30 feet of Lot 8 and all of Lot 9 in the Subdivision of Lots 3 and 4 of Rose's Addition to Fort Des Moines (also known as Holland's Subdivision), (EXCEPT the North 54.0 feet and EXCEPT the South 55.7 feet of said Lots) all now included in and forming a part of the City of Des Moines, Iowa. Said tract contains 26,524 square feet, more or less.

I hereby certify that the legal description shown hereon was prepared by me or under my direct personal supervision, without the benefit of a field survey, and that I am a duly Registered Land Surveyor under the laws of the State of Iowa.

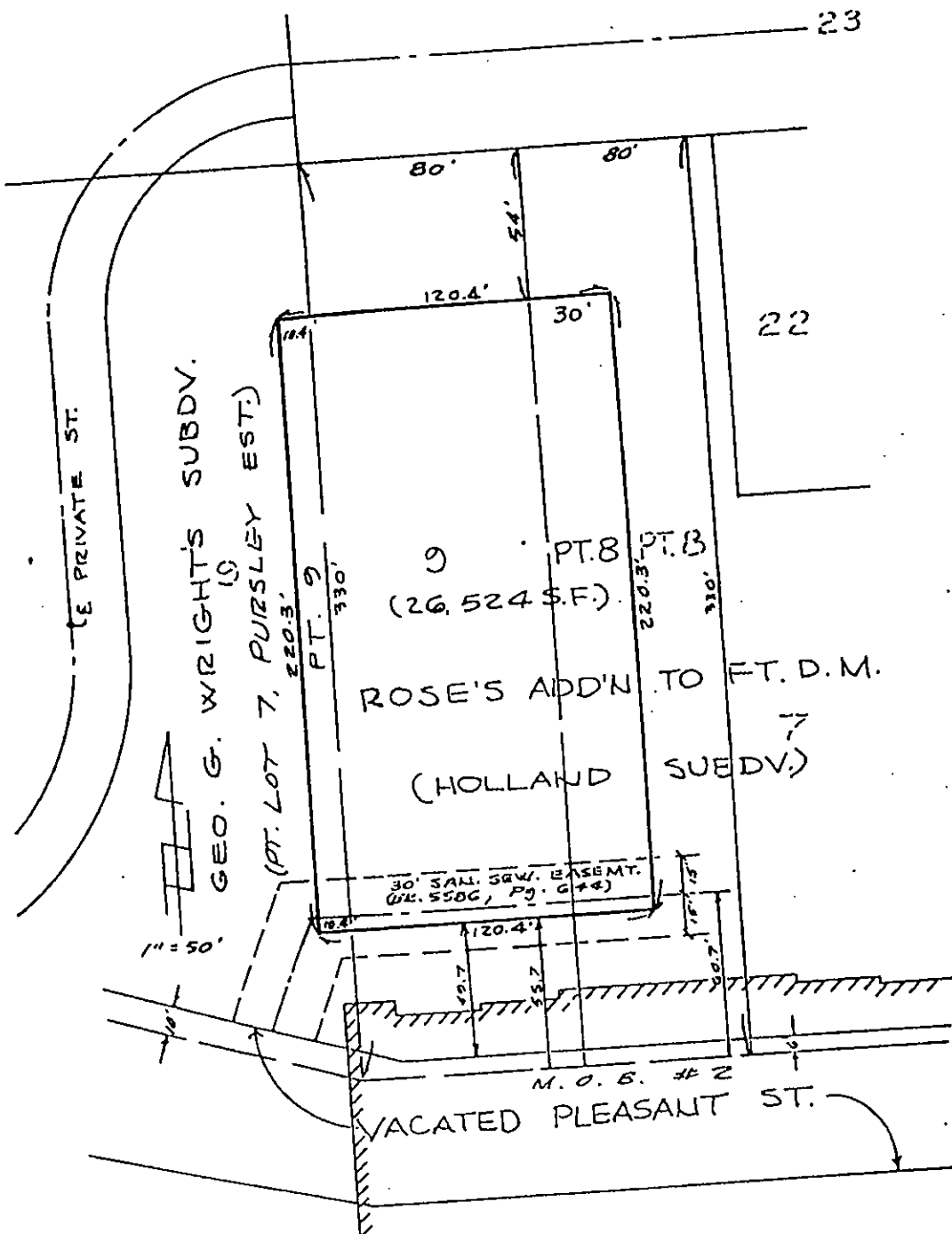
Aug. 31, 1990  
Date

Richard D. Odenbach  
Richard D. Odenbach, RLS  
Iowa Reg. No. 8105

EXHIBIT A - Page 1

BOOK 6539 PAGE 661

MOB - 3  
Parcel 1



MOB - 3

PARCEL 2: The North 105.3 feet of the South 161.0 feet of Lot 7 and the North 105.3 feet of the South 161.0 feet of the East 30.0 feet of Lot 8 and the North 115.0 feet of the South 276.0 feet of the West 20.0 feet of the East 30.0 feet of said Lot 8, in the SUBDIVISION OF LOTS 3 AND 4 OF ROSE'S ADDITION TO FORT DES MOINES (also known as Holland's Subdivision);

Also the North 60.0 feet of the South 155.0 feet of Lot "J" and the West 6.0 feet of the North 45.3 feet of the South 95.0 feet of said Lot "J", in OAKRIDGE PLAT NO. II; all now included in and forming a part of the City of Des Moines, in Polk County, Iowa.

EXHIBIT A  
PAGE 3

BOOK 6539 PAGE 663

OAKRIDGE 23

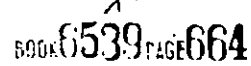




EXHIBIT B

Legal Description IMMC Campus:

A parcel of land located in the Southeast 1/4 of Section 5, Township 78 North, Range 24 West and the Southwest 1/4 of Section 4, Township 78 North, Range 24 West of the 5th P.M., City of Des Moines, Polk County, Iowa, described as follows:

Beginning at a point on the East right-of-way line of 15th Street as it now exists, said point being 47.0 feet East and 6.0 feet North of the original Southwest corner of Lot 8, Official Plat of Lot 1 of THE PURSLEY ESTATE; thence N. 00°00'00" E. (assumed for the purpose of this description only) 597.16 feet to the South right-of-way line of Center Street as it now exists, said point also being 47.0 feet East of the original Northwest corner of Lot 1, Official Plat of Lots 1 and 2 of Official Plat of Lot 1 of THE PURSLEY ESTATE; thence S. 89°22'23" E., along said South right-of-way line, 1516.85 feet to a point on the East line of vacated 12th Street (Lot "C" of OAKRIDGE PLAT No. 2, an Official Plat); thence S. 00°13'26" E., 693.81 feet to the Southeast corner of Lot "K", OAKRIDGE PLAT NO. 2; thence S. 10°58'51" E., along the Easterly right-of-way line of vacated 12th Street, 110.28 feet; thence S. 14°24'05" E., along said Easterly right-of-way line of vacated 12th Street, 116.44 feet; thence Southeasterly along a curve concave Northeasterly, having a radius of 70.83 feet with a central angle of 34°02', an arc distance of 42.69 feet to a point on the North right-of-way line of Pleasant Street as it now exists; thence S. 18°39'55" W. (not radial to the last described curve), 72.20 feet to the South right-of-way line of said Pleasant Street and the Northeast corner of Lot 2, METHODIST PLAT NO. 2, an Official Plat; thence N. 83°50'35" W., along the North line of said Lot 2, 35.00 feet; thence N. 86°50'35" W., along said North lot line, 75.00 feet to the Northwest corner thereof; thence S. 01°01'27" E., along the West line of said Lot 2, 97.81 feet to the Southwest corner thereof; thence N. 89°06'18" W., along the South line of Lot 3 of said METHODIST PLAT No. 2, 0.90 feet to the Northeast corner of Lot 1, CARPENTER'S & DALY'S ADDITION, an Official Plat; thence S. 00°23'04" W., 122.57 feet to a point on the Northerly right-of-way line of Woodland Avenue as it now exists; thence Southwesterly, along said right-of-way line and along the North line of the South 10.0 feet of Lots 1, 2 and 3 of said CARPENTER'S & DALY'S ADDITION and Lots 2, 4 and 5 of the Official Plat of Lot 24, ROSE'S ADDITION, 242.2 feet, more or less to a point on the West line of said Lot 4 of the Official Plat of Lot 24, ROSE'S ADDITION; thence West along the South line of vacated 12th Street, and along the South line of vacated 14th Street, 623.0 feet more or less to a point on the West line of said vacated 14th Street; thence North along said West line, 2.5 feet more or less, to the Southeast corner of the East 1/2 of Lot 7, PURSLEY ESTATE, an Official Plat; thence West along the South line of said East 1/2 of Lot 7 and Lots 7 and 8, Official Plat West 1/2 of Lot 7, PURSLEY ESTATE, 318.4 feet, more or less to the Southwest corner of said Lot 7, Official Plat West 1/2 Lot 7, PURSLEY ESTATE and the East right-of-way line of 14th Place as it now exists; thence N. 00°09'51" E., along said East right-of-way line, 592.35 feet to the Northwest corner of Lot 2, of said Official Plat West 1/2 of Lot 7, PURSLEY ESTATE; thence N. 06°12'54" W., 40.45 feet; thence N. 00°10'30" W., 23.00 feet to the North right-of-way line of Pleasant Street as it now exists; thence N. 89°37'10" W., 274.48 feet to the point of beginning; said parcel contains 39.49 acres more or less.

EXHIBIT C

LEGAL DESCRIPTION - Parking Ramp

Part of the Official Plat of the W 1/2 of Lot 7, PURSLEY ESTATE, an Official Plat, and part of the E 1/2 of Lot 7, PURSLEY ESTATE and part of vacated Pleasant Street, all in and forming a part of the City of Des Moines, Polk County, Iowa, more particularly described as follows:

Commencing at the NW corner of Lot 2 of the Official Plat of the W 1/2 of Lot 7, PURSLEY ESTATE, thence S 74 degrees 23'53" E, (assumed for the purpose of this description only) along the South right-of-way line of vacated Pleasant Street, 315.57 feet; thence S 02 degrees 45'45" W, 46.02 feet to the Point of Beginning; thence continuing S 02 degrees 45'45" W, 270.00 feet; thence N 87 degrees 14'15" W, 270.00 feet; thence N 02 degrees 45'45" E, 360.00 feet; thence S 87 degrees 14'15" E, 120.00 feet; thence S 02 degrees 45'45" W, 90.00 feet; thence S 87 degrees 14' 15" E, 150.00 feet to the Point of Beginning and containing 1.92 acres, more or less.