

**Inst # 2014043591 Wed Nov 12 08:58:22 CST 2014**

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Lancaster County, NE Assessor/Register of Deeds Office DTRUST

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Jonathan Wegner  
Baird Holm LLP  
1700 Farnam St.  
Suite 1500  
Omaha, NE 68102

## DEED OF TRUST

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**DEED OF TRUST**

THIS DEED OF TRUST is made on Monday, October 20, 2014.

The Trustor is Martin Group, LLC, represented by Dave Martin, also referred to herein as Trustor.

The Trustee is: Jonathan J. Wegner, Attorney at Law, Baird Holm, L.L.P. address 1700 Farnam Street, Suite #1500, Omaha, NE 68102.

The Beneficiary is Invest Nebraska Corporation, also known as Lender.

Beneficiary's address is 4701 Innovation Dr., Suite #307, Lincoln, Nebraska 68521.

Trustor irrevocably conveys to Trustee, in Trust, with power of sale, the following:

**SOUTH STREET BUSINESS PARK ADDITION, BLOCK 1, LOT 16**

**The Real Property or its address is commonly known as 600 W. SOUTH STREET, LINCOLN, NE 68522, Lancaster Country.**

**Parcel ID: 10-34-213-016-000.**

together with all the rents and profits there from, all buildings of any kind situated thereon, and subject to liens, easements and restrictions of record, if any.

WaterJet Cutting Specialists, Inc. ("Borrower") owes Lender \$50,000, (Fifty thousand), evidenced by Borrower's 72 Month Note of September 26, 2014, payable according to the terms thereof.

Trustor, as owner of Borrower, hereby acknowledges that Trustor will derive monetary benefit from Lender's loan to Borrower, and Trustor has agreed to secure said loan with its real estate.

This Deed of Trust secures to Lender: (1) the Debt evidenced by said Note, (2) the payment of all other sums, with interest, advanced under the provisions hereafter to protect, maintain, and preserve the security, (3) the truth and accuracy of every statement made by Trustor in this Deed of Trust or the Note, and (4) the full and faithful performance of each and every covenant and agreement set forth in this Deed of Trust or the Note.

Trustor covenants that Trustor is lawfully seized of such real estate and has the legal power and lawful authority to convey the same and warrant and will defend title to the real estate against the lawful claims of all persons.

**TRUSTOR AND LENDER AGREE AS FOLLOWS:**

1. Trustor shall pay when due, the principal and interest as provided in said Note.
2. The indebtedness contained in the Note is subordinate to Great Western Bank's indebtedness and deed of trust encumbering the same real property.
3. All payments received by Lender shall be first applied to advances, which may have been made by Lender and then to interest due and last to principal due on said Note.
4. Trustor shall pay all general real estate taxes and special assessments against the property before the same become delinquent.
5. If Lender determines that any part of the property is subject to a lien, which is or may attain priority over this Deed of Trust, Lender may give Trustor a notice identifying the lien and Trustor shall

satisfy the lien within ten (10) days. This paragraph shall not apply to any encumbrance of record held by Great Western Bank or in existence on the date of this Deed of Trust.

6. Trustor shall keep the improvements on said premises insured against loss by fire and hazards included within the term "extended coverage", for their insurable value and policies for the same shall include a standard mortgage clause showing Lender herein. In event of loss, Lender may make proof of loss if not promptly made by Trustor. Insurance proceeds shall be applied to restoration or repair of the property damaged, unless both parties otherwise agree, except if restoration or repair is not economically feasible or Lender's security is not lessened, otherwise said proceeds shall be paid on the debt herein, whether or not then due. Trustor shall also maintain premises general liability insurance in a customary and reasonable amount, naming Lender as an additional insured.

Unless Lender and Trustor otherwise agree in writing, any payments or proceeds from insurance shall not extend or postpone the due date of the monthly payments provided in said Note, or change the amount of the payments.

7. If Trustor fails to perform the covenants and agreements herein contained, Lender may do and pay for whatever is necessary to protect the value of the property and Lender's rights in the property, including the paying of any sum secured by a lien which has priority over this Deed of Trust, appearing in Court, paying reasonable attorney fees and entering the property to make repairs. Any amount disbursed by Lender under this paragraph shall become an additional debt of Trustor secured by this Deed of Trust, to bear interest from the date of disbursement and said amount, together with the then unpaid principal amount, shall bear interest at the highest lawful rate until refunded by Trustor.

8. The proceeds of any condemnation award are hereby assigned and shall be paid to Lender and shall be applied to the sums secured by this Deed of Trust, whether or not then due, with any excess paid to Borrower.

9. Trustor shall not cause or permit the presence, use, disposal, storage, or release of any hazardous substances on the property (except that the storage of small quantities of consumer products that are generally recognized to be appropriate for maintenance of such a property). Trustor shall not do, nor allow anyone else to do, anything affecting the property: (a) that is in violation of any Environmental Law, (b) which creates an environmental condition that adversely affects the property.

10. Trustor represents and warrants that there are no: (a) bankruptcy proceedings involving Trustor and none is contemplated, (b) unsatisfied judgments or record against Trustor, or (c) tax liens filed against Trustor.

11. Any extensions or modifications of the loan granted by Lender to any successor in Interest of Trustor shall not operate to release the liability of the original Trustor, Trustors, or successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Any notice to Trustor provided for in this Deed of Trust shall be given by delivering or mailing it by first class mail, unless Nebraska law requires use of another method, at the Trustor's last known address.

13. This Deed of Trust, and the Note which it secures, shall be governed by Nebraska law.

14. The failure to make any payment when due under this Deed of Trust or the Note, or Trustor's breach of any covenant or agreement in this Deed of Trust, shall be an event of default.

15. Lender shall give notice to Trustor following Trustor's breach of any covenant or agreement in this Deed of Trust or the Note which it secures. The notice shall specify (a) the default, (b) the action required to cure the default, (c) a date not less than thirty (30) days from the date the notice is given to Trustor by which the default must be cured, and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sum secured by this Deed of Trust and resale of the

property. The notice shall further inform Trustor of the right to reinstate, after acceleration, and the right to bring a Court action to assert the nonexistence of a default or any other defense of Trustor to acceleration and sale. If default is not cured, on or before the date specified in the notice, Lender, at its option, may require immediate payment in full of all sums secured by this Deed of Trust without further demand and may invoke the power of sale and any other remedies permitted by Nebraska law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph, including, but not limited to, reasonable attorney fees and costs of title evidence.

16. If the power of sale is invoked, Trustee shall record a notice of default in each county in which any part of the property is located and shall mail copies of such notice in the manner prescribed by Nebraska law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Nebraska law. Trustee, without demand on Trustor, shall sell the property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one (1) or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the property at any sale.

Upon receipt of payment of the price bid, Trustee shall deliver to the purchaser Trustee's Deed conveying the property. The recitals in the Trustee's Deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale including, but not limited to, Trustee's fees as permitted by Nebraska law and reasonable attorney fees; (b) to all sums expended under the terms of this Deed of Trust, if not repaid, together with the maximum interest permitted by law; (c) to all sums secured by this Deed of Trust; and (d) any excess to the person or persons legally entitled to it.

17. Upon acceleration under any provision contained herein or abandonment of the property, Lender (in person, by agent or by judicially appointed receiver) shall be entitled to enter upon, take possession of and manage the property and to collect the rents of the property, including those past due. Any rents collected by Lender or the receiver shall be applied first to payment of the costs of management of the property and collection of rents including, but not limited to, receiver's fees, premiums on receiver's bonds and reasonable attorney fees, and then to the sums secured by this Deed of Trust.

18. Upon payment of all sums as herein provided, Lender shall direct Trustee to reconvey the property and shall surrender this Deed of Trust and the Note secured. Trustee shall reconvey the property without warranty and without charge to the persons legally entitled to it.

19. Lender, at its option, may from time to time remove Trustee and appoint Successor Trustee by an instrument recorded the county in which this Deed of Trust is recorded. Without conveyance of the property, the successor Trustee shall succeed to all the title, power, and duties conferred upon Trustee herein and by Nebraska law.

20. Trustor requests that copies of all notices provided herein be sent to Trustor's address, which is 6511 Rolling Hills Ct, Lincoln, Nebraska 68512.

21. The Trustor shall be liable for all payments and other obligations of the Trustor under this Deed of Trust and the Note.

(Signature page follows.)

IN WITNESS WHEREOF, the Trustor has signed this Agreement.

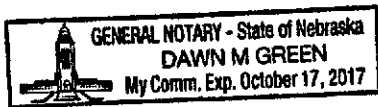
Martin Group, LLC  
a Nebraska limited liability company

By:   
Dave Martin, Manager

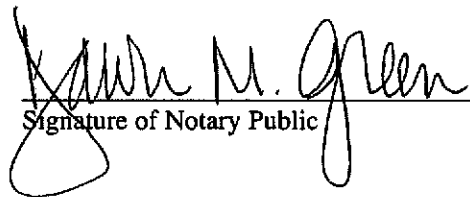
STATE OF NEBRASKA )

COUNTY OF Lancaster

On Oct 29, 2014, before me, Dawn M. Green, a notary public, personally appeared Dave Martin, Manager of Martin Group, LLC, a Nebraska limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.



[NOTARIAL SEAL]

  
Signature of Notary Public