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INST. NO 2005

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LANCASTER COUNTY, NE

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 APPROVAL
 CHECKED
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State of Nebraska

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MODIFICATION OF DEED OF TRUST

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is 07-20-2005

The parties and their addresses are:

TRUSTOR: BYB INVESTMENTS I LLC, A NEBRASKA LIMITED LIABILITY COMPANY
 8500 ANDERMATT DR
 LINCOLN, NE 68526

TRUSTEE: PINNACLE BANK
 6145 HAVELOCK AVE., P. O. BOX 29769
 LINCOLN, NE 68529
 47-0098450

BENEFICIARY: PINNACLE BANK
 ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF NEBRASKA
 6145 HAVELOCK AVE
 P. O. BOX 29769 LINCOLN, NE 68529

BACKGROUND. Trustor and Beneficiary entered into a Security Instrument dated 03-15-2005
 and recorded on 03-17-2005. The Security Instrument was recorded in the records of LANCASTER
County, Nebraska at REGISTER OF DEEDS, INSTRUMENT #05-014352
County 8500 ANDERMATT DR, LINCOLN, NE 68526. The property is located in LANCASTER

Described as:
 LOT ONE (1), APPIAN WAY 4TH ADDITION, LINCOLN, LANCASTER COUNTY, NEBRASKA

Pinnacle Bank env

MODIFICATION. For value received, Trustor and Beneficiary agree to modify the original Security Instrument. Trustor and Beneficiary agree that this Modification continues the effectiveness of the original Security Instrument. The Security Instrument was given to secure the original debts and obligations (whether identified as Secured Debts, Sums Secured, or otherwise) that now have been modified. Together with this Modification, the Security Instrument now secures the following debts and all extensions, renewals, refinancings, modifications and replacements. (Include items such as borrower's name, note or contract amounts, interest rates (whether variable), maturity dates, etc.)

PROMISSORY NOTE TO BYB INVESTMENTS I, LLC IN THE AMOUNT OF \$1,410,000.00 DATED 07/20/05.

MAXIMUM OBLIGATION LIMIT. The total principal amount secured by the Security Instrument at any one time will not exceed \$ 1,410,000.00 which is a \$ 180,000.00 increase decrease in the total principal amount secured. This limitation of amount does not include interest and other fees and charges validly made pursuant to the Security Instrument. Also, this limitation does not apply to advances made under the terms of the Security Instrument to protect Beneficiary's security and to perform any of the covenants contained in the Security Instrument.

WARRANTY OF TITLE. Trustor warrants that Trustor is or will be lawfully seized of the estate conveyed by the Security Instrument and has the right to grant, bargain, convey, sell, and mortgage the property. Trustor also warrants that such same property is unencumbered, except for encumbrances of record.

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

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

BYB INVESTMENTS I LLC

Andrew D. Reetz

7-20-05

(Signature) ANDREW D. REETZ, MANAGER / MEMBER

(Date)

(Signature)

(Date)

(Signature)

(Date)

(Signature)

(Date)

(Signature)

(Date)

(Signature)

(Date)

ACKNOWLEDGMENT:

STATE OF Nebraska, COUNTY OF Lancaster } ss.

(Individual) This instrument was acknowledged before me this 20 day of July by Andrew D. Reetz, Manager/Member

My commission expires:

(Seal)



(Notary Public)