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MODIFICATION OF DEED OF TRUST

DATE AND PARTIES. The date of this Real Estate Modification (Modification) is September 30, 2016. The parties and their addresses are:

TRUSTOR (Grantor):

CELEBRATE LIFE, INC
A Nebraska Corporation
D/B/A BIRCHWOOD MANOR
1120 WALNUT ST
NORTH BEND, NE 68649-5012

TRUSTEE:

BANK OF BENNINGTON
a Nebraska Financial Institution
12212 N 156th St
Bennington, NE 68007

BENEFICIARY (Lender):

BANK OF BENNINGTON
Organized and existing under the laws of Nebraska
12212 N 156th St
Bennington, NE 68007

1. BACKGROUND. Grantor and Lender entered into a security instrument dated DECEMBER 30, 2013 and recorded on DECEMBER 31, 2013 (Security Instrument). The Security Instrument was recorded in the records of Dodge County, Nebraska at INSTRUMENT #201306953 AND MODIFIED WITH DEED OF TRUST DATED MARCH 28, 2014 AND RECORDED MARCH 28, 2014 IN INSTRUMENT #201401202 AND MODIFIED WITH DEED OF TRUST DATED

NOVEMBER 12, 2014 AND RECORDED NOVEMBER 12, 2014 IN INSTRUMENT #201404892 and covered the following described Property:

SEE ATTACHED EXHIBIT "A"

The property is located in Dodge County at 1120 WALNUT STREET, NORTH BEND, Nebraska 68649.

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. Maximum Obligation Limit. The maximum obligation provision of the Security Instrument is modified to read:

(1) Maximum Obligation Limit. The total principal amount secured by this Security Instrument at any one time and from time to time will not exceed \$1,500,000.00. Any limitation of amount does not include interest and other fees and charges validly made pursuant to this Security Instrument. Also, this limitation does not apply to advances made under the terms of this Security Instrument to protect Lender's security and to perform any of the covenants contained in this Security Instrument.

B. 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 promissory note or other agreement, dated March 28, 2104 in the amount of \$350,000.00, a promissory note or other agreement, dated November 12, 2014 in the amount of \$573,882.89, a promissory note or other agreement, dated September 24, 2015 with a maximum credit limit of \$350,000.00 and a promissory note or other agreement, dated September 30, 2016, all from Grantor to Lender, with a maximum credit limit of \$215,000.00.

(b) Future Advances. All future advances from Lender to Grantor under the Specific Debts executed by Grantor 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 Grantor 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) All Debts. All present and future debts from Grantor to Lender, even if this Security Instrument is not specifically referenced, or if the future debt is unrelated to or of a different type than this debt. If more than one person signs this Security Instrument, each agrees that it will secure debts incurred either individually or with others who may not sign this Security Instrument. Nothing in this Security Instrument constitutes a commitment to make additional or future loans or advances. Any such commitment must be in writing. This Security Instrument will not secure any debt for which a non-possessory, non-purchase money security interest is

created in "household goods" in connection with a "consumer loan," as those terms are defined by federal law governing unfair and deceptive credit practices. This Security Instrument will not secure any debt for which a security interest is created in "margin stock" and Lender does not obtain a "statement of purpose," as defined and required by federal law governing securities. This Modification will not secure any other debt if Lender, with respect to that other debt, fails to fulfill any necessary requirements or fails to conform to any limitations of the Truth in Lending Act (Regulation Z) or the Real Estate Settlement Procedures Act (Regulation X) that are required for loans secured by the Property.

(d) 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. THE ORIGINAL DEED OF TRUST AND THIS MODIFICATION OF DEED OF TRUST MATURES ON SEPTEMBER 30, 2046.

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

GRANTOR:

CELEBRATE LIFE, INC

By  (Seal)
PAMELA S. QUINN, President

LENDER:

Bank of Bennington

By  (Seal)
LESLIE R. ANDERSEN, PRESIDENT

ACKNOWLEDGMENT.

State OF Nebraska, County OF Douglas ss.

This instrument was acknowledged before me this 30th day of September, 2016 by PAMELA S QUINN - President of CELEBRATE LIFE, INC a Nebraska corporation, on behalf of the corporation.

My commission expires:

Emily Redel Hurt
(Notary Public)



(Lender Acknowledgment)

State OF Nebraska, County OF Douglas ss.

This instrument was acknowledged before me this 30th day of September, 2016 by LESLIE R ANDERSEN -- PRESIDENT of Bank of Bennington , a corporation, on behalf of the corporation.

My commission expires:

Emily Redel Hurt
(Notary Public)



EXHIBIT "A"

PARCEL A: ALL OF BLOCKS 15 AND 16, STEVENSON & ECKHART'S ADDITION, AN ADDITION TO THE CITY OF NORTH BEND, AS SURVEYED, PLATTED AND RECORDED IN DODGE COUNTY, NEBRASKA AND THAT PART OF VACATED PINE STREET ADJACENT TO THE WEST BOUNDARY LINE OF BLOCK 15, STEVENSON & ECKHART'S ADDITION, AN ADDITION TO THE CITY OF NORTH BEND, AS SURVEYED, PLATTED AND RECORDED, DODGE COUNTY, NEBRASKA (ALSO KNOWN AS TAX LOT 30) AND THAT PART OF VACATED PINE STREET ADJACENT TO THE WEST BOUNDARY LINE OF BLOCK 16, STEVENSON & ECKHART'S ADDITION, AN ADDITION TO THE CITY OF NORTH BEND, AS SURVEYED, PLATTED AND RECORDED IN DODGE COUNTY, NEBRASKA, (ALSO KNOWN AS TAX LOT 31) AND ALL OF VACATED 11TH STREET BETWEEN BLOCK 16 OF STEVENSON & ECKHART'S ADDITION AND BLOCK 9, ORIGINAL TOWN, NOW CITY OF NORTH BEND, AS SURVEYED, PLATTED AND RECORDED IN DODGE COUNTY, NEBRASKA (ALSO KNOWN AS TAX LOT 17) AND THAT PORTION OF VACATED 12TH STREET DESCRIBED AS A PART OF TWELFTH STREET IN STEVENSON & ECKHART'S ADDITION TO THE CITY OF NORTH BEND, DODGE COUNTY, NEBRASKA 66 FEET IN WIDTH, THE PORTION OF SAID TWELFTH STREET TO BE VACATED BEGINNING AT THE WEST BOUNDARY OF BLOCK 16 & 16 EXTENDED ACROSS SAID TWELFTH STREET AND THEN IN AN EASTERLY DIRECTION ALONG THE ENTIRE WIDTH OF TWELFTH STREET TO THE EAST BOUNDARY OF BLOCK 16 & 16 EXTENDED ACROSS SAID TWELFTH STREET, ALL IN STEVENSON & ECKHART'S ADDITION TO THE CITY OF NORTH BEND, DODGE COUNTY, NEBRASKA.

EXCLUDING - LOTS 1-8, BLOCK 15, STEVENSON & ECKHART'S ADDITION, AN ADDITION TO THE CITY OF NORTH BEND, DODGE COUNTY, NEBRASKA, TOGETHER WITH THE VACATED 12TH STREET ON THE SOUTH BEING 66 FEET IN WIDTH.

PARCEL B: LOTS 1, 2, 3 AND 4, BLOCK 9, ORIGINAL TOWN, NOW CITY OF NORTH BEND, AS SURVEYED, PLATTED AND RECORDED, DODGE COUNTY, NEBRASKA; TOGETHER WITH THE NORTH 1/2 OF THE ALLEY ADJACENT TO SAID LOT ON THE SOUTH

PARCEL C: LOTS 1 & 2, BLOCK 16, ORIGINAL TOWN, NOW THE CITY OF NORTH BEND, AS SURVEYED, PLATTED AND RECORDED IN DODGE COUNTY, NEBRASKA.