

MORTGAGE MODIFICATION AGREEMENT

THIS MORTGAGE MODIFICATION AGREEMENT, made this 12 day of October, 1978, by and between REAL-VEST COMPANY, a Nebraska corporation, of Omaha, Nebraska, COACHMAN CORPORATION and COACHMAN DIVERSIFIED WAREHOUSE JOINT VENTURE (hereinafter collectively called "Mortgagor" or "Grantor"), and the NATIONAL BANK OF DES MOINES, 2840 Ingersoll, Des Moines Iowa (hereinafter called "Mortgagee" or "Noteholder").

## WITNESSETH, THAT:

Mortgagor, in consideration of money in the principal sum of FOUR MILLION TWO HUNDRED THIRTY-EIGHT THOUSAND SIX HUNDRED AND 00/100 DOLLARS (\$4,238,600.00) heretofore loaned by Mortgagee to or for the benefit of Mortgagor, the receipt of which is acknowledged by Mortgagor, according to the terms of the following promissory notes and all renewals, modifications and extensions thereof payable to the order of Mortgagee as therein provided (herein collectively referred to as the "Note"):

<u>Note Date</u>	<u>Note Principal Amount</u>
11/1/73	2,310,000
8/28/74	1,040,000
6/4/75	444,300
6/4/75	<u>444,300</u>
	4,238,600

and in consideration of the Mortgagee's release of its first security interest in the property hereinafter described upon receipt by it of less than the full amount of the principal sum, Mortgagor does hereby agree that the Mortgages listed on the attached Exhibit "A", are hereby modified and amended to secure, regardless of any provisions therein contained of the contrary, repayment of the full amount of the principal and interest from time to time unpaid on the indebtedness of the Mortgagor to the Mortgagee represented by the herein above referred to Note and all renewals, modifications and extensions thereof.

The Mortgagor does hereby further reaffirm the above Note and indebtedness and the Mortgages shown on the attached Exhibit "A" and states that they are the valid and existing obligations of the Mortgagor, that there are no defenses or offsets against those obligations and that the Mortgages constitute valid liens in accordance with the priority therein stated, and are enforceable in accordance with their terms.

REAL-VEST COMPANY,  
a Nebraska corporation

By

James F. Kasher

COACHMAN CORPORATION

By

Ray G. C. Hall

COACHMAN DIVERSIFIED WAREHOUSE  
JOINT VENTURE

By

Ray G. C. Hall

By

William L. ...

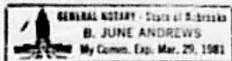
STATE OF Nebraska )  
 ) SS:  
 COUNTY OF Douglas )

On this 10th day of October, 1978, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared JAMES F. TASHER and \_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that they are the President and \_\_\_\_\_, respectively, of said corporation; that (no seal has been procured by the said) ~~the seal affixed thereto is the seal of said~~ corporation; that said instrument was signed ~~(and sealed)~~ on behalf of said corporation by authority of its Board of Directors; and that the said JAMES F. TASHER and \_\_\_\_\_ 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.

Wanda D. Salzman  
 Notary Public in and for the  
 State of Iowa NEBRASKA

STATE OF Nebraska )  
 ) SS:  
 COUNTY OF Douglas )

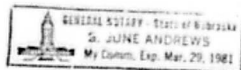
On this 26th day of October, 1978, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Douglas P. Stok and \_\_\_\_\_, to me personally known, who, being by me duly sworn, did say that <sup>he is</sup> they are the PRESIDENT and \_\_\_\_\_, respectively, of the corporation; that (no seal has been procured by the said) (the seal affixed thereto is the seal of said) corporation; that said instrument was signed (and sealed) on behalf of said corporation by authority of its Board of Directors; and that the said Douglas P. Stok and \_\_\_\_\_ 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.



B. June Andrews  
 Notary Public in and for the  
 State of Iowa  
NEBRASKA

STATE OF Nebraska )  
 COUNTY OF DOUGLAS ) SS:

On this 12th day of OCTOBER, 1978, before me, a Notary Public, personally appeared Richard C. Strick and L.T. Wiskey Jr. to me known to be the persons in and who executed the foregoing instrument on behalf of Coachman Diversified Warehouse Joint Venture, and acknowledged that they executed the same as the voluntary act and deed of the said Coachman Diversified Warehouse Joint Venture, by it and by them voluntarily executed.



G. June Andrews  
 Notary Public

<u>LOCATION</u>	<u>MORTGAGE DATE</u>	<u>RECORDING DATE</u>	<u>RECORDING INFORMATION</u>
Grand Island	June 4, 1975	June 12, 1975	Book 169 Page 301
Cedar Rapids	June 4, 1975	June 13, 1975	Volume 1652 Page 247
Des Moines #2	June 4, 1975	June 12, 1975	Book 4524 Page 750
Lincoln #1	June 4, 1975	June 10, 1975	Instrument 75-8463
Lincoln #2	March 11, 1976	March 30, 1976	Instrument 76-6233
Davenport #1	March 11, 1976	March 26, 1976	Document 4874-76
Davenport #2	December 24, 1976	February 8, 1977	Instrument 2300-77
Des Moines #1	June 4, 1975	June 12, 1975	Book 4524 Page 750

Fridley, Mn.

LOCATIONLEGAL  
DESCRIPTIONGrand Island

Lot Twelve (12), Commercial Industrial Park Subdivision of part of Block One (1), Nelsen Subdivision, Hall County, Nebraska.

Cedar Rapids

Lot 12, except the West 100 feet and all of Lots 13 and 14, WELTY INDUSTRIAL PARK ADDITION to Cedar Rapids, Linn County, Iowa, and all easement rights over the following described property: Beginning at a Point on the South line of Lot 12 in the Welty Industrial Park Addition to Cedar Rapids, Iowa, 25.00 feet West of the Southeast Iron corner marker of Lot 12 in the Welty Industrial Park Addition to Cedar Rapids, Iowa; thence North parallel to the East line of Lot 12 in the Welty Industrial Park Addition to Cedar Rapids, Iowa, a distance of 260.96 feet; thence West along the North Line of Lot 12 in the Welty Industrial Park Addition to Cedar Rapids, Iowa, a distance of 30.00 feet; then South, parallel to the East line of Lot 12 in Welty Industrial Park Addition to Cedar Rapids, Iowa, a distance of 260.96 feet; thence East along the South line of Lot 12 in the Welty Industrial Park Addition to Cedar Rapids, Iowa, a distance of 30.00 feet to the point of beginning.

Des Moines #2

Lots 33 and 34 of U.P.I. Industrial Park, plat II, included in and forming a part of the City of Des Moines, Iowa together with Mutual Easement dated January 30, 1975, filed February 25, 1975 in Book 4501 at Page 698 of the Records of Polk County, Iowa. Subject to all encumbrances, easements, restrictions, taxes and assessments affecting said easement area.

LEGAL  
DESCRIPTION

LOCATION

Grand Island	Lot Twelve (12), Commercial Industrial Park Subdivision of Part of Block One (1), Neilsen Subdivision, Hall County, Nebraska.
Cedar Rapids	Lot 12, except the West 100 feet and all of Lots 13 and 14, WELTY INDUSTRIAL PARK ADDITION to Cedar Rapids, Linn County, Iowa, and all easement rights over the following described property: Beginning at a Point on the South line of Lot 12 in the Welty Industrial Park Addition to Cedar Rapids, Iowa, 25.00 feet West of the Southeast Iron corner marker of Lot 12 in the Welty Industrial Park Addition to Cedar Rapids, Iowa; thence North parallel to the East line of Lot 12 in the Welty Industrial Park Addition to Cedar Rapids, Iowa, a distance of 260.96 feet; thence West along the North Line of Lot 12 in the Welty Industrial Park Addition to Cedar Rapids, Iowa, a distance of 30.00 feet; then South, parallel to the East line of Lot 12 in Welty Industrial Park Addition to Cedar Rapids, Iowa, a distance of 260.96 feet; thence East along the South line of Lot 12 in the Welty Industrial Park Addition to Cedar Rapids, Iowa, a distance of 30.00 feet to the point of beginning.
Des Moines #2	Lots 33 and 34 of U.P.I. Industrial Park, Plat II, included in and forming a part of the City of Des Moines, Iowa together with Mutual Easement dated January 30, 1975, filed February 25, 1975 in Book 4501 at Page 698 of the Records of Polk County, Iowa. Subject to all encumbrances, easements, restrictions, taxes and assessments affecting said easement area.

LEGAL  
DESCRIPTION

LOCATION

Lincoln #1

Part of Lot 90 I.T. in the Southeast Quarter of Section 5, Township 10 North, Range 7 East of the 6th P.M., Lancaster County, Nebraska further described as follows: The East 317 feet of the West 350 feet of the South 250 feet of said Lot 90 I.T.

Lincoln #2

A part of Lot 90 I.T. in the Southeast Quarter of Section 5, Township 10 North, Range 7 East of the 6th P.M., Lincoln, Lancaster County, Nebraska, more particularly described as commencing at the Southwest Corner of the Southeast Quarter of said Section 5; thence North on the West line of the Southeast Quarter of said Section 5, a distance of 40 feet; thence East on a line parallel to the South line of said Section 5, a distance of 350 feet to the true point of beginning; thence continuing East 40 feet North of and parallel to the South line of said Section 5, a distance of 250 feet; thence North a line parallel to the West line of the Southeast Quarter of said Section 5, a distance of 317 feet; then West on a line parallel to the South line of said Section 5, a distance of 250 feet; thence South a distance of 317 feet to the point of beginning.

Davenport #1

The East 317 feet of the South 214 feet of the East 383.05 feet of Lot 2 in Davenport Industrial Park Third Addition to the City of Davenport, Scott County, Iowa.

Davenport #2

The East 383.05 feet of Lot 2 in Davenport Industrial Park Third Addition to the City of Davenport, Scott County, Iowa, except the East 317 feet of the South 214 feet.



LOCATION

Des Moines #1

LEGAL  
DESCRIPTION

Lots 33 and 34 of U.P.I. Industrial Park, Plat II, included in and forming a part of Polk County, Iowa, and all easement rights over the following described property: Beginning at a point on the North line of Lot 7 of U.P.I. Industrial Park Plat 1, being an official Plat of Polk County, Iowa, 280.00 feet West of the Iron Pin Marker in the Northeast corner of Lot 7 of U.P.I. Industrial Park Plat 1, being an official Plat of Polk County, Iowa. Thence South Parallel to the West line of Lot 7, of U.P.I. Industrial Park, Plat 1, being an official Plat of Polk County, Iowa, a distance of 250.00 feet to a point in the South line of Lot 8 of U.P.I. Industrial Park, Plat 1, being an official Plat of Polk County, Iowa, thence West a distance of 40.00 feet to a point in the South Line of Lot 33 of U.P.I. Industrial Park, Plat 2, being an official Plat of Polk County, Iowa, thence North a distance of 250.00 feet parallel to the East Line of Lot 33 of U.P.I. Industrial Park, Plat 2, being an official Plat of Polk County, Iowa to a point in the North Line of Lot 34 U.P.I. Industrial Park, plat 2, being an official Plat of Polk County, Iowa, thence East a distance of 40.00 feet to the point of beginning.

Fridley, Mn.

That part of Lot 2, Block 4, Commerce Park lying West of a line drawn North at a right angle to the South line of said Lot, from a point on said South line distant 435 feet West of the Southeast corner of said Lot 2, according to the duly recorded plat thereof on file and of record in the office of Register of Deeds in and for Anoka County, Minnesota.

Entered as Document No.  
78-007200

County 100

Grade 10

Numerical 10

1 2 3 4

STATE OF MONTANA) SS  
COUNTY OF )

• 70 NOV 2 PM 1 17

*[Signature]*  
REC OF DEPT

*[Faint handwritten notes]*  
1000  
1000  
1000