

(Space Above This Line For Recording Data)

LOAN NUMBER: 9990061930

MODIFICATION AGREEMENT - MORTGAGE

THIS MODIFICATION AGREEMENT ("Agreement") is made this 10th day of October, 2023, between Lutheran School Corporation of Indiana, Inc., an Indiana Corporation, whose address is 401 Lafayette St, Valparaiso, Indiana 46383-4719 ("Mortgagor"), and Lutheran Church Extension Fund - Missouri Synod, a Missouri nonprofit corporation whose address is 10733 Sunset Office Drive, Suite 300, St. Louis, Missouri 63127-1020 ("Lender").

Lutheran Church Extension Fund - Missouri Synod, a Missouri nonprofit corporation and Mortgagor entered into a Mortgage dated July 31, 2020, and recorded on August 6, 2020, as Instrument No. 2020-050793, and subsequently modified by a Modification Agreement - Mortgage dated July 31, 2023, and recorded August 1, 2023, as Instrument No. 2023-524484, filed for record in the County of Lake, State of Indiana ("Mortgage"). The Mortgage covers the following described real property:

Address: 1150 W 49th Avenue, Gary, Indiana 46408

Legal Description: See Attached Exhibit "A"

It is the express intent of the Mortgagor and Lender to modify the terms and provisions set forth in the Mortgage. Mortgagor and Lender hereby agree to modify the Mortgage as follows:

- The Note is hereby modified to reflect a revised principal balance of \$200,000.00 consisting of combining the Note's current principal balance of \$150,000.00 and the sum of \$50,000.00 in new funds and to provide for repayment over an extended length of time at variable rates of interest which is acknowledged by Mortgagor as of the date of this Agreement.

Mortgagor and Lender agree that the Mortgage including such changes, modifications, and amendments as set forth herein, shall remain in full force and effect with respect to each and every term and condition thereof and nothing herein contained shall in any manner affect the lien of the Mortgage on the Property. Nothing contained herein shall in any way impair the Mortgage or the security now held for the indebtedness thereunder, or alter, waive, annul, vary, or affect any provision, term, condition, or covenant therein, except as herein provided, nor affect or impair any rights, powers, privileges, duties, or remedies under the Mortgage it being the intent of Mortgagor and Lender that the terms and provisions thereof shall continue in full force and effect, except as specifically modified herein. Nothing in this Agreement shall constitute a satisfaction of the promissory note or notes, or other credit agreement or agreements secured by the Mortgage.

Lender's consent to this Agreement does not waive Lender's right to require strict performance of the Mortgage modified above, nor obligate Lender to make any future modifications. Any guarantor or cosigner shall not be released by virtue of this Agreement.

If any Mortgagor who signed the original Mortgage does not sign this Agreement, then all Mortgagors signing below acknowledge that this Agreement is given conditionally, based on the representation to Lender that the

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non-signing person consents to the changes and provisions of this Agreement or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

This Agreement shall be binding upon the heirs, successors, and assigns with respect to parties hereto. Whenever used, the singular shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

ORAL AGREEMENTS DISCLAIMER. Oral or unexecuted agreements or commitments to loan money, extend credit or to forbear from enforcing repayment of a debt including promises to extend or renew such debt are not enforceable, regardless of the legal theory upon which it is based that is in any way related to the credit agreement. To protect you (borrower(s)) and us (creditor) from misunderstanding or disappointment, any agreements we reach covering such matters are contained in this writing, which is the complete and exclusive statement of the agreement between us, except as we may later agree in writing to modify it.

By signing below, Mortgagor and Lender acknowledge that they have read all the provisions contained in this Agreement, and that they accept and agree to its terms.

Lutheran School Corporation of Indiana, Inc.

Patrick Gumz 10-9-23
By: Patrick Gumz Date
Its: President

Roger Luekens 10-9-23
By: Roger Luekens Date
Its: Treasurer

BUSINESS ACKNOWLEDGMENT

Indiana MO
STATE OF MISSOURI
COUNTY OF Lake

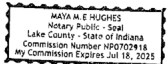
On this the 09th day of October, 2023, before me, Maya M. Hughes Notary Public, personally appeared Patrick Gumz, President on behalf of Lutheran School Corporation of Indiana, Inc., an Indiana Corporation, to me personally known or who having proven to me on the basis of satisfactory evidence to be the person whose name is subscribed within this instrument and who acknowledged that he/she holds the position set forth and that he/she being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself/herself as President of Lutheran School Corporation of Indiana, Inc..

In witness whereof, I hereunto set my hand and official seal.

My commission expires: 7-18-2025

Maya M. Hughes
Notary Public
Identification Number NP0702918

(Official Seal)



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BUSINESS ACKNOWLEDGMENT

Indiana
STATE OF ~~MISSOURI~~ Mo
COUNTY OF Lake

On this the 9th day of Oct 2023, before me, Maya M E Hughes Notary Public, personally appeared Roger Luekens, Treasurer on behalf of Lutheran School Corporation of Indiana, Inc., an Indiana Corporation, to me personally known or who having proven to me on the basis of satisfactory evidence to be the person whose name is subscribed within this instrument and who acknowledged that he/she holds the position set forth and that he/she being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself/herself as Treasurer of Lutheran School Corporation of Indiana, Inc..

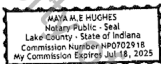
In witness whereof, I hereunto set my hand and official seal.

My commission expires: 7-18-2025

Maya M E Hughes

Notary Public
Identification Number NP0702918

(Official Seal)



LENDER: Lutheran Church Extension Fund - Missouri Synod, a Missouri nonprofit corporation

Karen Elder 10/10/23
By: Karen Elder Date
Its: Loan Processing Specialist I

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BUSINESS ACKNOWLEDGMENT

STATE OF MISSOURI

COUNTY OF ST LOUIS

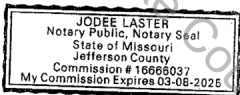
On this the 10th day of October 2023, before me, Jodee Laster, a Notary Public, personally appeared Karen Elder, Loan Processing Specialist I on behalf of Lutheran Church Extension Fund - Missouri Synod, a Missouri nonprofit corporation, a(n) a Missouri nonprofit corporation, to me personally known or who having proved to me on the basis of satisfactory evidence to be the person whose name is subscribed within this instrument and who acknowledged that he/she holds the position set forth and that he/she being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Lender by himself/herself as Loan Processing Specialist I of Lutheran Church Extension Fund - Missouri Synod, a Missouri nonprofit corporation, and that the foregoing instrument is the voluntary act and deed of the Lender.

In witness whereof, I hereunto set my hand and official seal.

My commission expires: 3/18/25

Jodee Laster
Notary Public
Identification Number 161610037

(Official Seal)



THIS INSTRUMENT WAS PREPARED BY:
Lutheran Church Extension Fund - Missouri Synod
Karen Elder
Loan Processing Specialist I
10733 Sunset Office Drive, Suite 300
St Louis, MO 63127-1020

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Karen Elder Karen Elder

AFTER RECORDING RETURN TO:
Lutheran Church Extension Fund - Missouri Synod
10733 Sunset Office Drive, Suite 300
St Louis, MO 63127-1020

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EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

PARCEL 2:

THE WEST 400 FEET BY PARALLEL LINES OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID QUARTER-QUARTER SECTION WHICH IS 40 RODS SOUTH OF THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG SAID EAST LINE 20 RODS; THENCE WEST 80 RODS;

THENCE NORTH 20 RODS; THENCE EAST 80 RODS TO THE PLACE OF BEGINNING.

PARCEL 3:

PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 828.24 FEET WEST OF THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 331 FEET, MORE LESS, TO A POINT ON THE NORTH LINE THEREOF, SAID POINT BEING 828.35 FEET WEST OF THE NORTHEAST CORNER THEREOF;

THENCE WEST ALONG SAID NORTH LINE 497.04 FEET TO THE WEST LINE THEREOF;

THENCE SOUTH ALONG SAID WEST LINE 331 FEET, MORE OF LESS, TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE THEREOF 496.92 FEET, MORE OF LESS, TO THE POINT OF BEGINNING.