

C

LINE OF CREDIT PROMISSORY NOTE

\$100,000.00

St. Paul, Minnesota
September 24, 2018

FOR VALUE RECEIVED, the undersigned, Jay Olson, trustee of the Arnold A Olson Trust Agreement dated October 24, 2007, under the laws of Minnesota, and Jay Olson, trustee of the Shirley A Olson Trust Agreement dated October 24, 2007 under the laws of Minnesota, jointly and severally, ("Borrower") promises to pay to the order of Otis Ave, LLC, a Minnesota limited liability company ("Lender"), at 463 Desnoyer Ave., St. Paul, MN 55104 or at any other place designated from time to time by the holder hereof, in lawful money of the United States of America, payment pursuant to the terms hereof, the principal sum of One Hundred Thousand NO/100 Dollars (\$100,000.00), or such lesser sums as may have been advanced to Borrower pursuant to this line of credit promissory note ("Note"), in lawful money of the United States of America, together with interest on the unpaid principal balance, at the rates of interest hereinafter specified in installments as follows:

Payment. Borrower will pay this Note in one lump sum payment of interest and principal, which shall be due and payable on or before March 1, 2019, or earlier, according to the terms of this Note, the accompanying Loan and Construction Agreement of even date herewith ("Loan and Construction Agreement"), and purchase agreement signed by the parties of even date herewith ("Purchase Agreement"). (The due date shall be referred to herein as the "Maturity Date.")

Interest Rate. The interest rate on this Note shall be five and one-half percent (5.5%).
NOTICE: Under no circumstance will the interest rate on this Note be more than the maximum rate allowed by applicable law.

The annual interest rate for this Note is computed on a 365/360 basis; that is, by applying the ratio of the annual interest rate over year of 360 days, multiplied by the outstanding principal balance, multiplied by the actual number of days the principal balance is outstanding. Borrower will pay Lender at Lender's address shown above or at such other place as Lender may designate in writing. Unless otherwise agreed or required by applicable law, payments will be applied first to accrued unpaid interest, then to principal, and any remaining amount to any fees, unpaid collection costs, and late charges.

Prepayment. Borrower may pay without penalty all or a portion of the amount owed earlier than it is due. Early payments will not, unless agreed to by Lender in writing, relieve Borrower of Borrower's obligation to continue to make payments under the payment schedule. Rather, they will reduce the principal balance due.

All payments shall be applied first to late fees due hereunder, if any, then to interest and then to principal, except that if any advance made by Lender for expenses which are the responsibility of