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SUPERVISORY AGREEMENT

This Supervisory Agreement ("Agreement") is made and is effective this 20th day of April, 1989, by and between Home Federal Savings and Loan Association of Harlan, Harlan, Iowa, FHLBB No. 2896 ("Institution"), and the Federal Home Loan Bank Board ("FHLBB").

WHEREAS, the board of directors of the Institution has reviewed the operations and financial condition of the Institution and finds that the present condition of the Institution justifies and requires extraordinary action by the directors of the Institution for the benefit of the Institution and its depositors, other creditors, and borrowers; and

WHEREAS, the Institution's board of directors acknowledges the interest of the Federal Savings and Loan Insurance Corporation ("FSLIC"), as the insurer of the savings accounts of the Institution, in the future condition of the Institution, and the supervisory rights, powers, and authority of the FHLBB, as the operating head of the FSLIC, with respect to the Institution under the statutes and regulations that govern the operations of the Institution; and

WHEREAS, the FHLBB is of the opinion that as of December 31, 1988, the Institution has violated 12 C.F.R. Section 563.13 (1989) to which the Institution is subject, thereby providing grounds for the initiation of cease and desist proceedings against the Institution by the FHLBB; and

WHEREAS, in the interest of regulatory compliance and cooperation, the Institution is willing to enter into this Agreement to avoid the initiation of such cease and desist proceedings; and

WHEREAS, the FHLBB is willing to forbear at this time from the initiation of cease and desist proceedings as the result of the Institution's failure to meet its regulatory capital requirement in accordance with § 563.13 of the Rules and Regulations for the Federal Savings and Loan Insurance Corporation ("Insurance Regulations") as of December 31, 1988, 12 C.F.R. § 563.13 (1989), as long as the Institution is in compliance with this Agreement, and, in the sole opinion of the Principal Supervisory Agent, the projected period to insolvency of the Institution exceeds six (6) months;

NOW, THEREFORE, in consideration of the FHLBB's above-stated forbearance, it is agreed between the parties hereto as follows:

Operating Restrictions

1. For the purposes of this paragraph 1, the following definitions shall apply: a "set" is a group of loans, participations, investments, securities, or other assets related by being sold or pledged to, purchased from, or exchanged with single persons, entities, or institutions acting together in a single transaction; "invest in" means to make, purchase, acquire, guarantee, refinance, modify, or to commit to do any of these; "transfer" means to sell, pledge, exchange, or to

commit to do any of these; "real estate investment" means the book value of real estate purchased, acquired, or owned in any manner, inclusive of any expenditures incurred in connection with holding or improving such real estate, where gross book value equals book value before adjustment for any loss reserves or allowances.

Except for existing legally binding commitments and investments that qualify as liquid assets under Section 523.10 of the Regulations for the Federal Home Loan Bank System, 12 C.F.R. § 523.10 (1989), without prior written approval of the Supervisory Agent for the Federal Home Loan Bank of Des Moines ("Supervisory Agent"), the Institution shall not, and shall not allow any subsidiary or affiliate that is wholly owned or majority owned or controlled by the Institution to:

- a. engage in forward commitments, futures transactions, or financial options transactions as defined in Sections 563.17-3, 563.17-4, and 563.17-5 of the Insurance Regulations, 12 C.F.R. §§ 563.17-3, 563.17-4, 563.17-5 (1989);
- b. invest in any loans or contracts secured by real estate or participations therein (including any acquisition, construction and development loans) or any set of such loans or participations, except loans made at current market interest rates and terms and secured by property located within the Institution's local community or communities as delineated by the Institution's Community Reinvestment Act Statement as of March 31, 1989 ("CRA Statement"), which are:
 - (1) to finance the bona fide purchase or custom construction of homes secured by first liens on such homes and that do not exceed Two Hundred Fifty Thousand Dollars (\$250,000), or
 - (2) to refinance loans on existing homes secured by first liens on such homes and that do not exceed Two Hundred Fifty Thousand Dollars (\$250,000), or
 - (3) secured by second liens on existing homes and that do not exceed Fifty Thousand Dollars (\$50,000), or
 - (4) to finance residential real estate other than a home if such loan does not exceed either Five Hundred Thousand Dollars (\$500,000) or the limitations contained in § 563.9-3 of the Insurance Regulations, whichever is less, or
 - (5) to finance nonresidential real estate if such loan does not exceed either Three Hundred Fifty Thousand Dollars (\$350,000) or the limitations contained in § 563.9-3 of the Insurance Regulations, whichever is less.
- c. purchase any loan;

- d. invest in any real estate investment or set of such investments unless such investment or set of investments is made in compliance with 12 C.F.R. § 563.9-8 (1989) and would not exceed Five Hundred Thousand Dollars (\$500,000). This provision does not apply to acquiring title to real estate by foreclosure;
- e. transfer any real estate investment or set of such investments unless such transfer would not exceed Five Hundred Thousand Dollars (\$500,000);
- f. make or incur any capital expenditures in connection with holding or improving any real estate investment unless such expenditure is in compliance with 12 C.F.R. 563.9-8 (1989). The Institution acknowledges that expenditures for capital improvements to real estate owned are "investments in real estate" pursuant to 12 C.F.R. § 563.9-8 (1989).
- g. invest in or transfer any security or set of securities except mortgage-backed securities issued by the Federal Home Loan Mortgage Corporation, Government National Mortgage Association, or the Federal National Mortgage Association;
- h. transfer any loan secured by real estate or participation therein or any set of such loans or participations, unless the book value of any such loan or participation does not exceed Five Hundred Thousand Dollars (\$500,000).
- i. invest in or transfer commercial loans or letters of credit, whether secured or unsecured, with a book value in excess of either Three Hundred Fifty Thousand Dollars (\$350,000) or the limitations of § 563.9-3 of the Insurance Regulations, whichever is less;
- j. invest in the savings accounts of any financial institution unless such accounts are fully insured by an agency of the federal government and have a term to maturity of less than one (1) year;
- k. invest in or transfer any consumer, education, or home improvement loans or set of such loans except for loans made to borrowers residing within the Institution's local community or communities as delineated by the Institution's CRA Statement and which do not exceed Twenty Five Thousand Dollars (\$25,000);
- l. borrow any money other than from a Federal Home Loan Bank;
- m. enter into any contract for the purchase of real estate or any interest therein except in the usual and ordinary course of business;
- n. enter into any joint venture agreements;

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- o. except for individual merit increases in accordance with its standard personnel policy adopted prior to the effective date of this Agreement and normal periodic employee salary and wage increases scheduled prior to the effective date of this Agreement and that comply with Section 563.17 of the Insurance Regulations, 12 C.F.R. § 563.17 (1989), and FHLBB Memorandum R-42, make any increase in the rate of compensation to any of its directors, officers, employees, agents, or other representatives, or agree to do so. Notwithstanding any other provision of this subparagraph, the Institution may increase the compensation of non-officer employees if the compensation of such employee before any increase does not exceed Thirty Thousand Dollars (\$30,000) and the aggregate increase or increases for any employee do not exceed five percent (5%) of the total annual compensation paid to such person during any calendar year;
- p. employ or appoint any person to serve as an officer, director, or senior manager who is not so employed or appointed as of the effective date of this Agreement; employ any person at a rate of compensation which, on an annualized basis, exceeds Forty Thousand Dollars (\$40,000) per year; employ any person pursuant to an agreement that is not terminable at the will of the employer and that otherwise does not comply with Section 563.39 of the Insurance Regulations, 12 C.F.R. § 563.39 (1989); or enter into or amend or renew any collective bargaining agreements, pension or profit sharing, bonus, severance pay, retirement, fringe benefit, or other employee benefit plans, or other employment contracts with any employee, director, or officer;
- q. enter into, renew or revise any contractual arrangement with any officer, director, controlling person, affiliate, subsidiary, affiliated person, or agent for or of the institution or any of its subsidiaries;
- r. invest in any service corporation or any subsidiary thereof or finance subsidiary. For the purposes of this subparagraph, "invest in" shall include, but is not limited to, the making of investments in securities issued by such entities, and the extensions of credit to, or the guaranteeing of the debt of, such entities;
- s. enter into any purchase or repurchase agreement obligation arising from a transfer of government securities except as may otherwise be permitted by this Agreement;
- t. reduce the amount of any specific or general reserve established pursuant to the provisions of 12 C.F.R. § 561.16c (1989); and
- u. declare or pay cash or stock dividends on common or preferred stock, if in the stock form of organization.

Growth

2. Except with the specific written approval of the Agent, the Institution shall not increase its liabilities during any calendar quarter in an amount exceeding the amount of interest expensed on savings accounts during such quarter (or, in the case of share accounts, earnings credited) plus the amount necessary to fund during the quarter any loans-in-process obligations or legally binding commitments existing as of March 31, 1989.

Within thirty (30) days after the execution of this Agreement, the Institution shall provide to the Supervisory Agent a list of all loans-in-process obligations and legally binding commitments that exist as of March 31, 1989, and provide a schedule of the monthly estimated disbursements for outstanding commitments and loans-in-process obligations.

The list of commitments shall include:

- a. the type of commitment;
- b. the date of commitment;
- c. the total amount;
- d. the identity of the borrower;
- e. the identity of the seller, if applicable;
- f. the effective date;
- g. the date of anticipated funding.

The Institution shall submit with this list a written opinion from independent legal counsel that he/she has reviewed the terms of each commitment in excess of Two Hundred Fifty Thousand Dollars (\$250,000) and that addresses whether such commitment constitutes a legally binding obligation of the Institution that could be enforced in a court of law by the party to whom the commitment is made.

Specific Reserves

3. The Institution and any service corporation or subsidiary thereof shall make adjustments to the book value of any asset in the amount and at such time as directed by the Supervisory Agent. Such adjustment, unless otherwise directed by the Supervisory Agent, shall be made by establishing and maintaining a specific reserve.

Data Processing

4. The Supervisory Agent shall have the authority to waive any notice that is required by contract to be given to the Institution by any provider of data processing services in connection with a request for information contained in the computer files made by either the Supervisory Agent or any other representative of the FSLIC or FHLBB.

Arbitration

5. The Institution or its subsidiaries shall not initiate any litigation against any FSLIC-insured institution for which the FSLIC has been appointed receiver or conservator, or that is operating under the Management Consignment Program, or that is subject to the terms of a consent agreement, supervisory agreement, or other similar supervisory controls. In the event of a dispute between the Institution and an institution for which the FSLIC has been appointed receiver, the Institution shall present its claim to the receiver through the administrative claims procedure. If dissatisfied with the decision of the receiver, the Institution may appeal the matter to the Bank Board, whose decision the Institution shall accept.

In the event of a dispute between the Institution and any other institution(s) in the above-described categories, the business decision makers of each institution are to first pursue good faith efforts toward a negotiated settlement of the dispute. If the institutions are unable to reach a negotiated settlement, the Institution hereby agrees to submit the dispute for binding arbitration pursuant to the Rules of the FSLIC Arbitration Program and to sign an agreement to arbitrate in the form attached as Exhibit A. The Institution further agrees that it will accept the arbitration award as a final resolution of the dispute, that it will not challenge or contest the award, and that it will consent to the jurisdiction of any court in which judgment on the arbitration award is entered. However, nothing in this section on arbitration shall prevent the Institution or its subsidiary from initiating litigation in federal or state court in order to protect its claim from being barred by any statute of limitations.

The Institution further agrees to notify the Agent within ten (10) days of the date it becomes involved in any of the above described suits.

Capital Maintenance

6. If at any time during the term of this agreement the Institution does not maintain a capital level on a GAAP basis of at least one percent (1%) of its total liabilities, then the following provisions shall apply:

Merger and Reorganization

- a. The FSLIC, represented by a Supervisory Agent at the Federal Home Loan Bank of Des Moines ("Agent"), is authorized to negotiate a plan of merger, consolidation, transfer of the Institution's assets and liabilities, reorganization, or acquisition of, or capital infusion for the Institution ("plan of combination or reorganization") and/or Management Services Agreement; and to draft proposed documents for any such plan of combination or reorganization and/or Management Services Agreement.

- b. The board of directors immediately shall take under consideration any Management Services Agreement and/or plan of combination or reorganization that is forwarded and recommended to the board of directors by the Agent and shall promptly approve any such Management Services Agreement and/or plan of combination or reorganization under which the interests of the depositors, other creditors, and borrowers of the Institution are protected.
- c. The board of directors shall recommend to the stockholders or members of the Institution any Management Services Agreement and/or plan of combination or reorganization approved by the board of directors pursuant to paragraph 6.b. of this Agreement if approval by the stockholders or members or a portion thereof is necessary to effect such plan.
- d. The Institution, at the direction of the FSLIC, shall take all corporate actions necessary to effect a plan of combination or reorganization approved by the FSLIC and/or, at the direction of the FSLIC, shall provide for the management of its day-to-day operations in accordance with a Management Services Agreement approved by the FSLIC; and the Agent may execute on behalf of the Institution any necessary documents effecting such Management Services Agreement and/or plan of combination or reorganization.
- e. The Institution by this Agreement consents to the appointment of a conservator or receiver or other legal custodian for the Institution by the FHLBB.

Uninsured Deposits

- f. The Institution shall use its best efforts to discourage the acceptance or renewal of any uninsured deposit.

Books and Records

- g. The books and records of the Institution and of any subsidiary that is wholly owned, majority owned or controlled by the Institution, upon the request of the Agent, shall be made available to the representatives of any institution, person, or entity negotiating with the FSLIC concerning a Management Services Agreement and/or a plan of combination or reorganization.

Directorate and Management

- h. The directors of the Institution hereby resolve and agree to resign from the board at the request of the Agent, at such time and in such order as the Agent shall request.
- i. The directors of the Institution agree to terminate the employment, reassign the duties, or reduce the salary of any officer or

employee at the request of the Agent, at such time as the Agent shall request.

- j. The directors of the Institution who are directors of a wholly owned or majority owned subsidiary of the Institution hereby resolve and agree to resign from the board and any officer position of any such subsidiary at the request of the Agent, at such time and in such order as the Agent shall request.
- k. The Secretary or an acting Secretary to the Institution resolves and agrees to request, upon the request of the Agent, the resignation of any or all of the directors and any officer of any wholly owned or majority owned subsidiary of the Institution.
- l. The board of directors of the Institution and each director of the Institution resolves and agrees to fill any vacancy in the directorate of the Institution by electing as director a person recommended by the Agent, and the Institution's board of directors shall immediately take under consideration any such recommendation by the Agent and take action thereon.
- m. The board of directors shall take any steps necessary to amend the bylaws of the Institution to provide for such number of directors as the Agent shall recommend or to effect the election of any person to the board who is recommended by the Agent.
- n. Nothing in this paragraph 6 shall be construed to limit the power of any regulatory authority to enforce any regulations, whether currently in effect or hereinafter promulgated regarding capital maintenance.

Fiduciary Responsibility

- 7. Within thirty (30) days of the effective date of this Agreement, each member of the board of directors of the Institution shall review FHLBB Memorandum R-62 and submit to the Agent his/her statement that he/she has performed such review.

Business Plan

- 8. The Institution shall prepare, adopt and submit by July 15, 1989, for review and approval by the Supervisory Agent, a written business plan that sets forth a plan to bring the Institution into compliance with Section 563.13 of the Insurance Regulations. The business plan should contain twelve (12) months' financial projections and a budget with respect to the overall operations of the Institution. The Institution hereby agrees to make all revisions to the business plan that are required by the Supervisory Agent and to comply with the business plan, including all revisions thereto.

Monitoring Business Plan

9. The board of directors of the Institution shall adopt a resolution appointing a senior officer or officers and a board member, who is not an officer of the Institution, to be responsible for monitoring on a monthly basis the Institution's regulatory capital and its compliance with the business plan prepared, adopted, and approved pursuant to paragraph 8. A copy of the board of directors' resolution shall be submitted to and received by the Supervisory Agent no later than July 15, 1989. Further, the Institution shall prepare a detailed report on its compliance with said business plan and its progress in meeting its regulatory capital requirement. This report shall be reviewed and approved by a majority of the directors and a copy shall be submitted by the Institution to, and received by, the Supervisory Agent no later than the twentieth (20th) of each month. Preparation, approval, and submission of this report shall continue until this Agreement is terminated.

Attendance at Conventions, Conferences, Meetings, or Seminars

11. Officers and Directors of the Institution and its subsidiaries shall not attend conventions, conferences, meetings, or seminars at the expense of the Institution without the prior written approval of the Agent.

Undefined Words or Terms

12. All technical words or terms used in this Agreement, for which meanings are not specified or otherwise provided by the provisions of this Agreement, shall, insofar as applicable, have meanings as defined in Chapter V of Title 12 of the Code of Federal Regulations, any such technical words or terms used in this Agreement and undefined in said Code of Federal Regulations shall have meanings that accord with the best custom and usage in the savings and loan industry.

Statutory and Legal Effects

13. This Agreement has been duly authorized, executed, and delivered, and constitutes, in accordance with its terms, a valid and binding obligation of the Institution. It is understood and agreed that this Agreement is a "written agreement entered into with the Federal Home Loan Bank Board" as that phrase is used in § 5(d)(2) of the HOLA, 12 U.S.C. § 1464(d)(2) (1982).

The terms and provisions of this Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their successors in interest.

EXHIBIT A

AGREEMENT TO ARBITRATE

We, the undersigned parties, hereby agree to submit to arbitration under the Rules of the Federal Savings and Loan Insurance Corporation Arbitration Program the following controversy: (cite briefly). We further agree that the above controversy be submitted to Arbitrator(s) selected from the National Panel of Arbitrators for use in savings and loan disputes. We further agree that we will faithfully observe this agreement and the Rules; that we will, without delay, comply with any and all Orders and decisions of the Arbitrator(s); that we will abide by and perform any award rendered by the Arbitrator(s); that we will accept the award as a final resolution of the controversy; that we will not challenge or contest the award; and, that a judgment of a Court having jurisdiction may be immediately entered upon the award and executed.