

CONTRACT COVERSHEET

NOTE: Shaded areas are for County Executive review.

RES 346
Significant

DEPARTMENT AIRPORT	CONTRACT/ADDENDUM #: 8471B																											
1. This contract, grant or addendum: <input type="checkbox"/> AWARDS <input checked="" type="checkbox"/> ACCEPTS	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; text-align: center;">Contract</td> <td style="width: 34%; text-align: center;">If Addendum, please include original contract number</td> <td style="width: 33%; text-align: center;">Addendum</td> </tr> <tr> <td style="text-align: center;">↓</td> <td></td> <td style="text-align: center;">↓</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">POS</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">Co Lesse</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">Co Lessor</td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">Intergovernmental</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">Purchase of Property</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">Property Sale</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;">Other:</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Contract	If Addendum, please include original contract number	Addendum	↓		↓	<input type="checkbox"/>	POS	<input type="checkbox"/>	<input type="checkbox"/>	Co Lesse	<input type="checkbox"/>	<input type="checkbox"/>	Co Lessor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Intergovernmental	<input type="checkbox"/>	<input type="checkbox"/>	Purchase of Property	<input type="checkbox"/>	<input type="checkbox"/>	Property Sale	<input type="checkbox"/>	<input type="checkbox"/>	Other:	<input type="checkbox"/>
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<input type="checkbox"/>	Property Sale	<input type="checkbox"/>																										
<input type="checkbox"/>	Other:	<input type="checkbox"/>																										
2. This contract is discretionary <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO																												
3. Term of Contract or Addendum: From: <u>Execution</u> To: <u>November 30, 2035</u>																												
4. Amount of Contract or Addendum Present rent of \$737.75/mo. with Annual CPI Adjustment																												
5. Purpose: Approves assignment of Lease (DCRA 2005-12) from Clasen Quality Coatings, Inc. to JSJ Aviation, LLC																												
6. Vendor or Funding Source: JSJ Aviation, LLC																												
7. MUNIS Vendor Code: 25022																												
8. Bid/RFP Number: n/a																												
9. If grant: Funds Positions? <input type="checkbox"/> YES <input type="checkbox"/> NO Will require on-going or matching funds? <input type="checkbox"/> YES <input type="checkbox"/> NO																												
10. Are funds included in the budget? <input type="checkbox"/> YES <input type="checkbox"/> NO																												
11. Account No. & Amount, Org. & Obj. _____ Amount \$ _____ Account No. & Amount, Org. & Obj. _____ Amount \$ _____ Account No. & Amount, Org. & Obj. _____ Amount \$ _____																												
12. Is a resolution needed: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO If "YES," please attach a copy of the Resolution. If Resolution has already been approved by the County Board, Resolution No. & date of adoption <u>2015 RES-346</u>																												
13. Does Domestic Partner equal benefits requirement apply? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																												
14. Director's Approval:																												

CONTRACT REVIEW/APPROVALS

Initials	Ftnt	Date In	Date Out
<u>MA</u> Received	_____	<u>11-18-15</u>	_____
<u>CP</u> Controller	_____	_____	<u>11/19/15</u>
<u>[Signature]</u> Corporation Counsel	_____	<u>11/20/15</u>	<u>11/20/15</u>
<u>[Signature]</u> Risk Management	_____	<u>11/20/15</u>	<u>11/20/15</u>
<u>[Signature]</u> ADA Coordinator	_____	_____	_____
<u>[Signature]</u> Purchasing Agent	_____	_____	<u>11/15/15</u>
_____ County Executive	_____	_____	_____

VENDOR

Vendor Name & Address JSJ Aviation, LLC 5126 W Terrace Dr. STE 100 Madison, WI 53718
Contact Person Jay S. Jensen
Phone No.
E-mail Address

Footnotes:


1. _____
2. _____

Return To: Name/Title: <u>Rodney Knight, Airport Counsel</u> Dept.: <u>Airport - Admin.</u> Phone: <u>(608) 246-3388</u> Mail Address: <u>4000 International Lane</u> E-mail: <u>knight@msnairport.com</u> <u>Madison, WI 53704</u>
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CERTIFICATION

The attached contract: *(Check as many as apply)*

- conforms to Dane County's standard Purchase of Services Agreement form in all respects
- conforms to Dane County's standard Purchase of Services Agreement form with modifications and is accompanied by a revision copy¹
- is a non-standard contract which has been reviewed or developed by corporation counsel which has not been changed since that review/development
- is a non-standard contract previously reviewed or developed by corporation counsel which has been changed since that review/development; it is accompanied by a revision copy¹
- is a non-standard contract not previously reviewed by corporation counsel; it is accompanied by a revision copy
- contains non-standard/indemnification language which has been reviewed or developed by risk management and which has not been changed since that review/development
- contains non-standard insurance/indemnification language which has been changed since review/development or which has not been previously seen by risk management; it is accompanied by a revision copy
- contains non-standard affirmative action/equal opportunity language which has been reviewed or developed by contract compliance and which has not been changed since that review/development
- contains non-standard affirmative action/equal opportunity language which has been changed since the earlier review/development by contract compliance or which has not been previously seen by contract compliance; it is accompanied by a revision copy¹


Date: 11-17-15 Signed: 

Telephone Number: _____ Print Name: _____


MAJOR CONTRACTS REVIEW (DCO Sect. 25.20) This review applies only to contracts which both exceed \$100,000 in disbursements or receipts and which require county board review and approval.

EXECUTIVE SUMMARY *(Attach additional pages, if needed).*

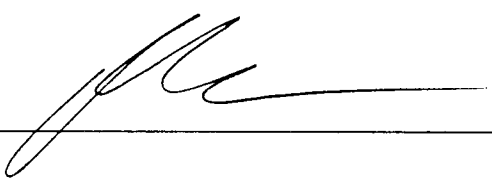
1. **Department Head** Contract is in the best interest of the County.
Describe any deviations from the standard contracting process and any changes to the standard Purchase of Services Form Agreement.

Date: 11-17-15 Signature: 

2. **Director of Administration** Contract is in the best interest of the County.
Comments:

Date: 11/23/15 Signature: 

3. **Corporation Counsel** Contract is in the best interest of the County.
Comments:

Date: 11/20/15 Signature: 

¹A revision copy is a copy of the contract which shows the changes from the standard contract or previously revised/developed contract my means of overstrikes (indicating deletions from the standard language) and underlining (showing additions to the standard language).

APPROVAL OF LEASE ASSIGNMENT

Lease No. DCRA 2005-12

This instrument was drafted by
and should be returned to:

Rodney Knight
Airport Counsel
Dane County Regional Airport
4000 International Lane
Madison, WI 53704

Parcel I.D. No:
251/0810-291-0007-1

THIS APPROVAL OF LEASE ASSIGNMENT is entered into by and among Dane County ("Lessor"), a Wisconsin quasi-municipal corporation whose address is c/o Airport Director, Dane County Regional Airport, 4000 International Lane, Madison, Wisconsin 53704; Clasen Quality Coatings, Inc. ("Lessee"), a corporation organized under the laws of the State of Wisconsin, whose principal offices are located at 5126 West Terrace Drive, Suite 100, Madison, Wisconsin 53718; and JSJ Aviation LLC ("Assignee"), a limited liability company organized under the laws of the State of Wisconsin, whose principal offices are also located at 5126 West Terrace Drive, Suite 100, Madison, Wisconsin 53718; and shall be effective upon full execution by the authorized representatives of all parties hereto.

WITNESSETH:

WHEREAS Lessee is a party to a lease with Lessor, identified as Lease No. DCRA 2005-12, as modified by an Amendment to Hangar Ground Lease dated November 29, 2005, and a Second Amendment to Hangar Ground Lease executed December 10, 2005 (hereinafter, as modified, the "Lease"), under the terms of which Lessee leases from Lessor land located in Madison, Wisconsin adjacent to the Dane County Regional Airport (hereinafter, the "Premises"), described as set forth in Exhibit A attached hereto; and

WHEREAS the Lease is for a term of thirty (30) years, commencing on December 1, 2005 and expiring on November 30, 2035; and

WHEREAS Lessee and Assignee have requested that Lessor approve Lessee's assignment of the Lease to Assignee; and

WHEREAS Dane County has determined that it is in its best interest to approve the assignment of the Lease as requested.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is acknowledged by each party, Lessor, Lessee, and Assignee agree as follows:

- A. Lessee assigns all of its rights and obligations under the Lease to Assignee.
- B. Assignee assumes all of the rights and obligations of the lessee under the Lease.
- C. Lessor approves the assignment of the Lease to Assignee.
- D. The parties may evidence their agreement to be bound by the terms of this Approval of Lease Assignment upon one or more counterparts of this instrument, which together shall constitute a single instrument. A photocopy, facsimile, or electronic copy of this Approval of Lease Assignment shall have the same effect for all purposes as an original.

IN WITNESS WHEREOF Lessor, Lessee, and Assignee, by their respective authorized agents, have caused this Approval of Lease Assignment to be executed on the dates indicated below.

[SIGNATURE PAGES FOLLOW]

FOR DANE COUNTY:

Joe Parisi
Dane County Executive

Date: _____

Scott McDonell
Dane County Clerk

Date: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, the above-named Joe Parisi, Dane County Executive, who executed the foregoing instrument and acknowledged the same on behalf of Dane County, Wisconsin.

Notary Public, State of Wisconsin
My Commission expires: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this ____ day of _____, the above-named Scott McDonell, Dane County Clerk, who executed the foregoing instrument and acknowledged the same on behalf of Dane County, Wisconsin.

Notary Public, State of Wisconsin
My Commission expires: _____

[Signature page to Approval of Lease Assignment]

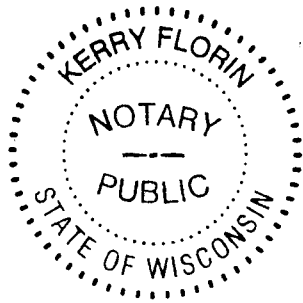
FOR CLASEN QUALITY COATINGS, INC.

Jay S. Jensen
Jay S. Jensen
President

Date: 10/26/15

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 26 day of October, the above-named Jay S. Jensen, who executed the foregoing instrument and acknowledged the same on behalf of Clasen Quality Coatings, Inc.



Kerry Florin
Notary Public, State of Wisconsin
My Commission expires: 7/24/16

[Signature page to Approval of Lease Assignment]



NW CORNER
SECTION 29
T8N, R10E

N88°31'26"W

4146.24'

5311.64'

1165.40'



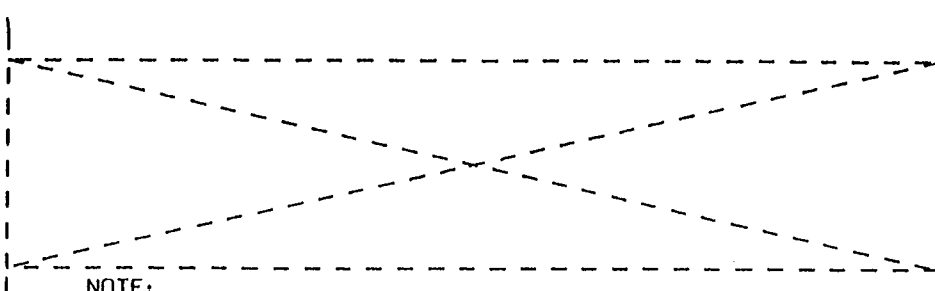
NE CORNER
SECTION 29
T8N, R10E

HANGAR LEASE DESCRIPTION

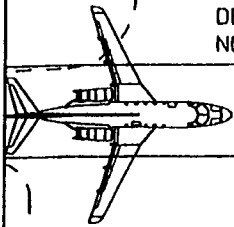
DESCRIPTION: A parcel of land located in the NW1/4 - NE1/4 of Section 29, T8N, R10E, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the northeast corner of said Section 29. Thence N88°31'26"W, 1165.40 feet, along the north line of said Section 29; thence S1°36'42"W, 1355.71 feet; thence N88°42'13"W, 25.00 feet to the point of beginning; thence S1°17'45"W, 130.00 feet; thence N88°42'13"E, 100.00 feet; thence N1°17'45"E, 130.00 feet; thence S88°42'13"E, 100.00 feet to the point of beginning.

Parcel contains 13,000 square feet, more or less.

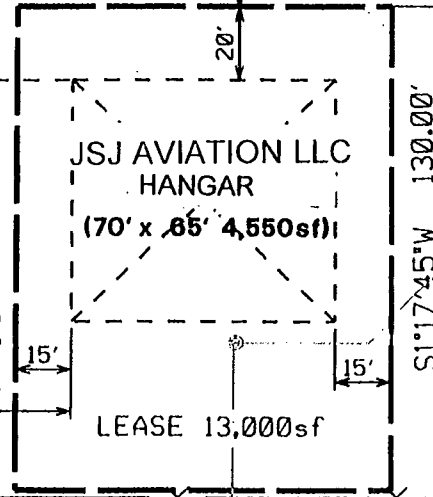


NOTE:
DESCRIPTION WRITTEN RELATIVE TO EXISTING MAPPING.
NO FIELD VERIFICATION HAS BEEN DONE.



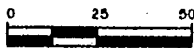
N88°42'13"W
25.00'

S88°42'13"E 100.00'



LEASE 13,000sf

N88°42'13"W 100.00'



MITCHELL STREET

Mead & Hunt, Inc.
6501 Watts Road, Suite 101
Madison, Wisconsin 53719-2700
Phone: 608-273-6380
Fax: 608-273-6391

10/18/2005

Sheet 1 of 1
Job No. 04101-00-04001

Matioli Lease.dgn

EXHIBIT A