

Dane County Contract Cover Sheet

Dept./Division	Airport
Vendor Name	Corben Land Development, LLC
Vendor MUNIS #	22176
Brief Contract Title/Description	Amend Three Leases: Lease B, DCRA 2016-12; Lease F, DCRA 2016-16; and Lease G, DCRA 2016-17
Contract Term	No change 7/1/2000 - 6/30/2050
Total Contract Amount	\$ No change

Contract # <small>Admin will assign</small>	11300I
Addendum	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Type of Contract	
<input type="checkbox"/>	Dane County Contract
<input type="checkbox"/>	Grant
<input type="checkbox"/>	County Lessee
<input checked="" type="checkbox"/>	County Lessor
<input type="checkbox"/>	Intergovernmental
<input type="checkbox"/>	Purchase of Property
<input type="checkbox"/>	Property Sale
<input type="checkbox"/>	Other

Purchasing Authority	<input type="checkbox"/> \$10,000 or under – Best Judgment (1 quote required)	
	<input type="checkbox"/> Between \$10,000 – \$36,000 (\$0 – \$25,000 Public Works) (3 quotes required)	
	<input type="checkbox"/> Over \$36,000 (\$25,000 Public Works) (Formal RFB/RFP required)	RFB/RFP #
	<input type="checkbox"/> Bid Waiver – \$36,000 or under (\$25,000 or under Public Works)	
	<input type="checkbox"/> Bid Waiver – Over \$36,000 (N/A to Public Works)	
	<input checked="" type="checkbox"/> N/A – Grants, Leases, Intergovernmental, Property Purchase/Sale, Other	

MUNIS Req.	Org Code	Obj Code	Amount	\$
Req #	Org Code	Obj Code	Amount	\$
Year	Org Code	Obj Code	Amount	\$

Resolution	A resolution is required if the contract exceeds \$100,000 (\$40,000 Public Works). A copy of the Resolution must be attached to the contract cover sheet.			
	<input type="checkbox"/> Contract does not exceed \$100,000 (\$40,000 Public Works) – a resolution is not required.			
	<input type="checkbox"/> Contract exceeds \$100,000 (\$40,000 Public Works) – resolution required.			Res # 270
	<input checked="" type="checkbox"/> A copy of the Resolution is attached to the contract cover sheet.			Year 2018

Contract Review/Approvals				
Initials	Dept.	Date In	Date Out	Comments
MG	Received by DOA	10/10/18		
Ca	Controller		10/12/18	
OC	Purchasing	10/15/18	10/15/18	
WJ	Corporation Counsel	10/12/18	10/12/18	
AD	Risk Management	10/12/18	10/12/18	
	County Executive			

Dane County Dept. Contact Info		Vendor Contact Info	
Name	Rodney Knight, Airport Counsel	Name	Corben Land Development, LLC
Phone #	(608) 246-3388	Phone #	
Email	knight@msnairport.com	Email	
Address	4000 International Lane Madison, WI 53704	Address	310 N Midvale Blvd., Ste. 101 Madison, WI 53705

Certification: The attached contract is a:	
<input type="checkbox"/>	Dane County Contract <u>without</u> any modifications.
<input checked="" type="checkbox"/>	Dane County Contract <u>with</u> modifications. The modifications have been reviewed by: Rodney Knight, Airport Counsel
<input type="checkbox"/>	Non-standard contract.

Contract Cover Sheet Signature

Department Approval of Contract		
Dept. Head / Authorized Designee	Signature	Date
	<i>Kimberly Jones</i>	10/9/18
	Printed Name	
	Kimberly Jones, Acting Airport Director	

Contracts Exceeding \$100,000

Major Contracts Review – DCO Sect. 25.11(3)

Director of Administration	Signature	Date
	Comments	
Corporation Counsel	Signature	Date
	Comments	

AMENDMENT OF LEASES

Dane County Regional Airport

Amended and Restated Lease B, Ground Lease No. DCRA 2016-12

Amended and Restated Lease F, Ground Lease No. DCRA 2016-16

Amended and Restated Lease G, Ground Lease No. DCRA 2016-17

THIS AMENDMENT OF LEASES is entered into by and between Dane County, a Wisconsin quasi-municipal corporation, and Corben Land Development, LLC, a business entity organized under the laws of the State of Wisconsin, and shall be effective upon full execution by all parties.

WITNESSETH:

WHEREAS Corben Land Development, LLC and Dane County are parties to three land leases captioned (i) Amended and Restated Lease B, Ground Lease No. DCRA 2016-12, (ii) Amended and Restated Lease F, Ground Lease No. DCRA 2016-16, and (iii) Amended and Restated Lease G, Ground Lease No. DCRA 2016-17 (the "Leases"), under which Corben Land Development, LLC is the lessee of three parcels of Dane County owned land in the Truax Air Park; and

WHEREAS Corben Land Development, LLC and Dane County desire to amend each of the Leases to extinguish the right of Corben Land Development, LLC to terminate the lease in the event title to the premises leased thereunder is not free of all liens and encumbrances, and to remove all references to the now terminated Truax Air Park Declaration of Covenants, Conditions and Restrictions, and the body that formerly enforced said covenants.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is acknowledged by each party, Dane County and Corben Land Development, LLC agree as follows.

- A. Each of the Leases shall each remain in full force and effect unchanged in any manner by this Amendment of Leases, except for those changes expressly set forth herein.
- B. Each of the Leases shall be amended by deleting from Section 7., captioned *Obligations of Lessee*, all references to the now terminated Truax Air Park Declaration of Covenants, Conditions and Restrictions, and to the Truax Air Park Design Review Committee.
- C. Each of the Leases shall be amended by deleting in its entirety Section 9.C., captioned *Title Insurance*.
- D. The parties may evidence their agreement to be bound by the terms of this Amendment of Leases upon one or more counterparts of this document, which together shall constitute a single instrument. A photocopy, facsimile, or electronic copy of this document shall have the same effect for all purposes as an original.

SIGNATURE PAGE FOLLOWS

IN WITNESS WHEREOF Dane County and Corben Land Development, LLC, by their authorized agents and with the intent to be bound hereby, have caused this Amendment of Leases to be executed on the dates indicated below.

FOR DANE COUNTY:

Joe Parisi
Dane County Executive

Date: _____

Scott McDonell
Dane County Clerk

Date: _____

FOR CORBEN LAND DEVELOPMENT, LLC:

By: ~~Rifken Airport Associates, Inc., Member~~

Martin F. Rifken
President

Date: 10/03/11

By: Lehmann Airport Venture, Inc., Member

Robert J. Lehmann
President

Date: _____

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FOR DANE COUNTY:

Joe Parisi
Dane County Executive

Date: _____

Scott McDonell
Dane County Clerk

Date: _____

FOR CORBEN LAND DEVELOPMENT, LLC:

By: Rifken Airport Associates, Inc., Member

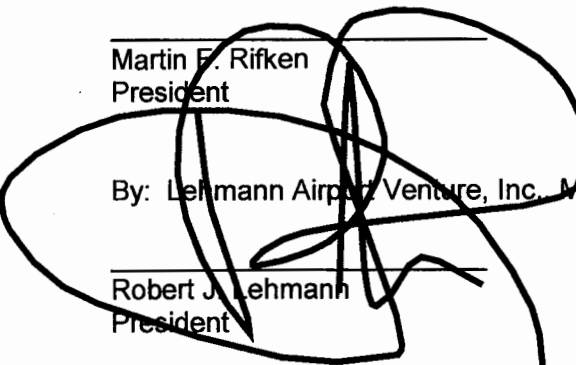
Martin F. Rifken
President

Date: _____

By: Lehmann Airport Venture, Inc. Member

Robert J. Lehmann
President

Date: _____



10 / 3 / 18