

# Dane County Contract Addendum Cover Sheet

Res 024

Revised 06/2021

<b>Contract #</b> Admin will assign	11507D
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<b>Dept./Division</b>	AIRPORT/AIRINDUS	<b>Vendor Name</b>	Mad Town Skate, LLC
<b>Brief Addendum Title/Description</b>	AUTHORIZING MEMORANDUM OF LEASE FOR DCRA 2013-03, 2401 GRIMM STREET	<b>Vendor MUNIS #</b>	36763
		<b>Addendum Term</b>	No Change
		<b>Amount (\$)</b>	

Department Contact Information		Vendor Contact Information	
<b>Contact</b>	Cody Castillo	<b>Contact</b>	Justin Alling
<b>Phone #</b>	608.246.3381	<b>Phone #</b>	608-334-5109
<b>Email</b>	castillo.cody@msnairport.com	<b>Email</b>	madtownskate@gmail.com
<b>Purchasing Officer</b>			

Purchase Order – Maintenance or New PO					
<input type="checkbox"/>	<b>PO Maintenance Needed PO#</b>	<b>Org:</b>	<b>Obj:</b>	<b>Proj:</b>	
		<b>Org:</b>	<b>Obj:</b>	<b>Proj:</b>	
<input type="checkbox"/>	<b>No PO Maintenance Needed – this addendum does not change the dollar amount of the contract.</b>				
<input type="checkbox"/>	<b>New PO / Req. Submitted Req#</b>	<b>Org:</b>	<b>Obj:</b>	<b>Proj:</b>	
		<b>Org:</b>	<b>Obj:</b>	<b>Proj:</b>	

Budget Amendment	
<input type="checkbox"/>	A Budget Amendment has been requested via a Funds Transfer or Resolution. Upon addendum approval and budget amendment completion, the department shall update the requisition in MUNIS accordingly.

Total Contracted Amount – List the Original contract info, then subsequent addenda including this new addendum					
A resolution is required when the total contracted amount first exceeds \$100,000.  Additional resolutions are then required whenever the sum(s) of any additional addenda exceed(s) \$100,000	<b>Addendum #</b>	<b>Term</b>	<b>Amount</b>	<b>Resolution</b>	
	Original	6/1/2013-12/31/2083		<input type="checkbox"/> None	Res# 2013-34
	A	12/1/25-12/31/2083		<input type="checkbox"/> None	Res# 2025-220
	B	5/1/26-12/31/2083		<input type="checkbox"/> None	Res# 2026-024
	C	5/1/26 - 12/31/2083		<input type="checkbox"/> None	Res# 2026-024
	D	5/1/26 - 12/31/2083		<input type="checkbox"/> None	Res# 2026-024
				<input type="checkbox"/> None	Res#
<b>Total Contracted Amount</b>			\$ 0.00		

Contract Language Pre-Approval – prior to internal routing, this contract has been reviewed/approved by:		
<input checked="" type="checkbox"/> Corporation Counsel: Adam Ussher	<input type="checkbox"/> Risk Management:	<input type="checkbox"/> No Pre-Approval

APPROVAL
<b>Dept. Head / Authorized Designee</b>
Cody Castillo
<small>Digitally signed by Cody Castillo DN: C=US, E=Castillo.cody@msnairport.com, CN=Cody Castillo Reason: I am approving this document Date: 2026.05.12 12:58:19-0500'</small>

APPROVAL – Contracts Exceeding \$100,000	
<b>Director of Administration</b>	<b>Corporation Counsel</b>

APPROVAL – Internal Contract Review – Routed Electronically – Approvals Will Be Attached			
<b>DOA:</b>	<b>Date In:</b> 5/12/26	<b>Date Out:</b> _____	<input checked="" type="checkbox"/> Controller, Purchasing, Corp Counsel, Risk Management

## Goldade, Michelle

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**From:** Goldade, Michelle  
**Sent:** Monday, May 18, 2026 1:30 PM  
**To:** Hicklin, Charles; Rogan, Megan; Gault, David; Cotillier, Joshua  
**Cc:** Oby, Joe  
**Subject:** Contract #11507D  
**Attachments:** 11507D.pdf

<b>Tracking:</b>	<b>Recipient</b>	<b>Read</b>	<b>Response</b>
	Hicklin, Charles	Read: 5/18/2026 1:58 PM	Approve: 5/18/2026 1:58 PM
	Rogan, Megan	Read: 5/18/2026 1:34 PM	Approve: 5/18/2026 1:34 PM
	Gault, David	Read: 5/19/2026 1:01 PM	Approve: 5/20/2026 11:15 AM
	Cotillier, Joshua	Read: 5/18/2026 2:41 PM	Approve: 5/18/2026 2:42 PM
	Oby, Joe		

Please review the contract and indicate using the vote button above if you approve or disapprove of this contract.

Contract #11507D  
Department: Airport  
Vendor: Mad Town Skate LLC  
Contract Description: Memorandum of Lease for DCRA Lease #2013-03 for 2401 Grimm St (Res 024)  
Contract Term: 5/1/26 – 12/31/2083  
Contract Amount: \$0

### *Michelle Goldade*

Administrative Manager  
Dane County Department of Administration  
Room 425, City-County Building  
210 Martin Luther King, Jr. Boulevard  
Madison, WI 53703  
PH: 608/266-4941  
Fax: 608/266-4425  
TDD: Call WI Relay 711

Please Note: I currently have a modified work schedule...I am in the office Mondays and Wednesdays and working remotely Tuesdays, Thursdays and Fridays.

1  
2  
3 **2026 RES-024**

4 **AUTHORIZING EXECUTION OF LEASE ADDENDUM, LANDLORD AGREEMENT, AND**  
5 **MEMORANDUM OF LEASE INVOLVING LEASED LAND AT THE**  
6 **DANE COUNTY REGIONAL AIRPORT**  
7 Lease No. DCRA 2013-03

8 Under Lease No. DCRA 2013-03 (“Lease”), Great Lakes Educational Loan Services, Inc.  
9 n/k/a Nelnet Capital Strategies, Inc. (“Nelnet”) leases from Dane County approximately 141,922  
10 square feet of land located adjacent to the Dane County Regional Airport at 2401 Grimm Street,  
11 Madison, Wisconsin. On December 4, 2025, the County Board approved 2025 RES-220, which  
12 approved an assignment of the Lease from Nelnet to Mad Town Skate, LLC (“Mad Town Skate”).  
13 The Lease assignment is contingent upon Nelnet and Mad Town Skate closing on the sale of the  
14 leasehold improvements.

15  
16 Mad Town Skate is obtaining financing from Byline Bank through a mortgage backed by  
17 the Small Business Administration (“SBA”). Before issuing the mortgage, Byline Bank requires a  
18 Lease Addendum adding provisions consistent with SBA regulations and a Landlord Agreement  
19 acknowledging Byline Bank’s interest as Mad Town Skate’s lender and permitting it to take action  
20 in the event of default. As such, the parties seek approval of the Lease Addendum and Landlord  
21 Agreement. The terms and conditions of the Lease will otherwise remain unchanged.

22  
23 Additionally, the parties’ title company requires a Memorandum of Lease be recorded to  
24 demonstrate a recorded property interest. The Lease contemplates such a Memorandum of  
25 Lease but it does not appear one was actually recorded. As such, the parties seek to execute and  
26 record a Memorandum of Lease.

27  
28 Airport staff have determined that approval of the requested documents required for the  
29 previously approved transaction to close is in Dane County’s best interest.

30  
31 **NOW, THEREFORE, BE IT RESOLVED** that the Dane County Executive and the Dane  
32 County Clerk are authorized to execute on behalf of Dane County a Lease Addendum, Landlord  
33 Agreement, and Memorandum of Lease required for the closing of the previously approved  
34 assignment of Lease No. DCRA 2013-03, as set forth above.  
35

11507D

**MEMORANDUM OF LEASE**

Document Number

Recording Area

Name and Return Address

Adam Ussher  
Dane County Regional Airport  
4000 International Lane  
Madison, WI 53704

251/0810-304-0498-3; and  
251/0810-304-0403-2.  
Parcel Identification Numbers (PINs)

This document was drafted by:  
Adam Ussher  
Dane County Regional Airport  
4000 International Lane  
Madison, WI 53704

**THIS MEMORANDUM OF LEASE** is between Dane County, a Wisconsin quasi-municipal corporation ("Lessor"), Great Lakes Educational Loan Services, Inc. n/k/a Nelnet Capital Strategies, Inc., a Wisconsin corporation ("Lessee"), and Mad Town Skate, LLC, a Wisconsin limited liability company ("Assignee").

### **RECITALS**

1. Lessor and Lessee executed a Lease No. DCRA 2013-03 dated June 11, 2013 (the "Lease") by which Lessor leases to Lessee the real property legally described on Exhibit A (the "Premises").
2. Lessor, Lessee, and Assignee desire to record a Memorandum of Lease to record Lessee's interest in the Lease and satisfy the requirements of Assignee's title company.

### **AGREEMENT**

Accordingly, the parties agree as follows:

1. Subject to the terms and conditions of the Lease, Lessor leases the Premises to Lessee for a term of 70 years and seven months, beginning June 1, 2013 and ending December 31, 2083.
2. There is an Amendment to Lease pending or will be executed around the same time as this Memorandum of Lease that will add provisions required for a Small Business Administration loan that will be obtained by Assignee. Said Amendment to Lease does not modify the Lease term or ground rent.
3. All other terms and conditions concerning Lessee's occupancy of the Premises are set forth in the Lease. This Memorandum of Lease is executed and recorded for the purpose of giving notice of the Lease to third parties and this Memorandum of Lease is subject to all terms and conditions contained in the Lease.
4. The parties may evidence their agreement to be bound by the terms of this Memorandum of Lease upon one or more counterparts of this document, which together constitute a single document. A photocopy, facsimile, or electronic copy of this Memorandum of Lease has the same effect as an original for all purposes. The parties stipulate that any such legible copy is admissible in evidence as the original itself in any proceeding, regardless of whether or not the original is in existence and whether or not such copy was made by a party in the regular course of business.

**THIS MEMORANDUM OF LEASE IS OF A LEASEHOLD INTEREST THAT IS LESS THAN 99 YEARS AND THEREFORE IS EXEMPT FROM THE WISCONSIN REAL ESTATE TRANSFER FEE.**

To evidence the parties' agreement to this Memorandum of Lease, they have executed and delivered it on the dates indicated below.

**LESSOR**

**Dane County**

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Melissa Agard  
Dane County Executive

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Scott McDonell  
Dane County Clerk

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF DANE )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2026, the above-named Melissa Agard, Dane County Executive, to me known to be the authorized representative of Dane County, Wisconsin, 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 \_\_\_\_\_, 2026, the above-named Scott McDonell, Dane County Clerk, to me known to be the authorized representative of Dane County, Wisconsin, who executed the foregoing instrument and acknowledged the same on behalf of Dane County, Wisconsin.

\_\_\_\_\_  
Notary Public, State of Wisconsin  
My Commission expires: \_\_\_\_\_

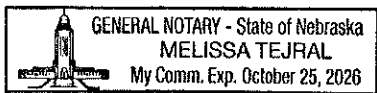
LESSEE

Great Lakes Educational Loan Services, Inc. n/k/a Nelnet Capital Strategies, Inc.

By: James D Kriger Date: 5/5/26

STATE OF Nebraska )  
 ) ss.  
COUNTY OF lancaaster )

Personally came before me this 5 day of May, 2026, the above-named James Kriger to me known to be an authorized representative of Great Lakes Educational Loan Services, Inc. n/k/a Nelnet Capital Strategies, Inc. who executed the foregoing instrument and acknowledged the same on behalf of Great Lakes Educational Loan Services, Inc. n/k/a Nelnet Capital Strategies, Inc.



Melissa Tejral  
Notary Public, State of Nebraska  
My Commission expires: October 25, 2026

[Signature page to Memorandum of Lease]

ASSIGNEE

Mad Town Skate, LLC

By: [Signature]  
Justin Alling  
Member

Date: 5/11/2026

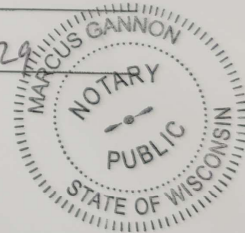
By: [Signature]  
Tiffany Alling  
Member

Date: 5/11/2026

STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF DANE )

Personally came before me this 11 day of May, 2026, the above-named Justin Alling, to me known to be an authorized representative of Mad Town Skate, LLC who executed the foregoing instrument and acknowledged the same on behalf of Mad Town Skate, LLC.

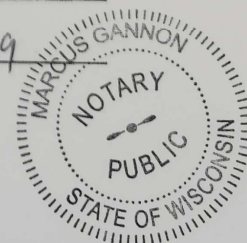
[Signature]  
Notary Public, State of Wisconsin  
My Commission expires: 6/21/29



STATE OF WISCONSIN )  
 ) ss.  
COUNTY OF DANE )

Personally came before me this 11 day of May, 2026, the above-named Tiffany Alling, to me known to be an authorized representative of Mad Town Skate, LLC who executed the foregoing instrument and acknowledged the same on behalf of Mad Town Skate, LLC.

[Signature]  
Notary Public, State of Wisconsin  
My Commission expires: 6/21/29



[Signature page to Memorandum of Lease]

**Exhibit A**

**Legal Description of the Premises**

Lot 1 of Dane County Certified Survey Map No. 13291 recorded in the Office of Register of Deeds, Dane County, Wisconsin on May 22, 2012 as Document No. 4874248, being part of Lots 19 and 22 of First Addition to Truax Air Park West and part of vacated Grimm Street being located in part of the Southeast 1/4 of the Southeast 1/4, part of the Southwest 1/4 of the Southeast 1/4 of Section 30 and part of the Northeast 1/4 of the Northeast 1/4 of Section 31, all in Township 8 North, Range 10 East, City of Madison, Dane County, Wisconsin.

Property Address: 2401 Grimm Street

Tax Key: 0810-304-0498-3