

Dane County Contract Addendum Cover Sheet

Res 220

Revised 06/2021

Contract # Admin will assign	11507A
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Dept./Division	AIRPORT	Vendor Name	Mad Town Skate, LLC
Brief Addendum Title/Description	DCRA Lease 2013-03 assignment for 2401 Grimm Street from Great Lakes (n/k/a Nelnet Capital Strategies) to Mad Town Skate, LLC	Vendor MUNIS #	36307
		Addendum Term	through 12/31/2083
		Amount (\$)	

Department Contact Information		Vendor Contact Information	
Contact	Adam Ussher	Contact	Justin Alling
Phone #	608-246-3388	Phone #	608-334-5109
Email	USSHER.ADAM@MSNAIRPORT.COM	Email	MADTOWNSKATE@GMAIL.COM
Purchasing Officer			

Purchase Order – Maintenance or New PO					
☐	PO Maintenance Needed PO#	Org:	Obj:	Proj:	
		Org:	Obj:	Proj:	
☒	No PO Maintenance Needed – <i>this addendum does not change the dollar amount of the contract.</i>				
☐	New PO / Req. Submitted Req#	Org:	Obj:	Proj:	
		Org:	Obj:	Proj:	

Budget Amendment	
☐	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	Addendum #	Term	Amount	Resolution	
	Original	6/1/13-12/31/2083		☐ None	Res# 34
	A	11/1/25 - 12/31/2083		☐ None	Res# 220-2025
				☐ None	Res#
				☐ None	Res#
				☐ None	Res#
				☐ None	Res#
	Total Contracted Amount		\$ 0.00		

Contract Language Pre-Approval – prior to internal routing, this contract has been reviewed/approved by:		
☒ Corporation Counsel: Adam Ussher	☐ Risk Management:	☐ No Pre-Approval

APPROVAL	
Dept. Head / Authorized Designee	
Castillo, Cody	Digitally signed by Castillo, Cody Date: 2025.11.04 16:27:51 -06'00'

APPROVAL – Contracts Exceeding \$100,000	
Director of Administration	Corporation Counsel

APPROVAL – Internal Contract Review – Routed Electronically – Approvals Will Be Attached			
DOA:	Date In: 11/5/25	Date Out:	☒ Controller, Purchasing, Corp Counsel, Risk Management

Goldade, Michelle

From: Goldade, Michelle
Sent: Wednesday, November 5, 2025 12:12 PM
To: Hicklin, Charles; Patten, Peter; Gault, David; Cotillier, Joshua
Cc: Stavn, Stephanie; Oby, Joe
Subject: Contract #11507A
Attachments: 11507A.pdf

Tracking:	Recipient	Read	Response
	Hicklin, Charles		
	Patten, Peter		
	Gault, David		
	Cotillier, Joshua	Read: 11/6/2025 10:31 AM	Approve: 11/6/2025 10:34 AM
	Stavn, Stephanie		
	Oby, Joe		

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

Contract #11507A
Department: Airport
Vendor: Mad Town Skate LLC
Contract Description: Assignment of DCRA Lease #2013-03 for 2401 Grimm St (Res 220)
Contract Term: 11/1/25 – 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 am currently working a modified schedule. I work in office Mondays and Wednesdays and work remotely Tuesday, Thursdays and Fridays.

Goldade, Michelle

From: Rogan, Megan
Sent: Wednesday, November 5, 2025 12:46 PM
To: Goldade, Michelle
Subject: Approve: Contract #11507A

Goldade, Michelle

From: Hicklin, Charles
Sent: Wednesday, November 5, 2025 3:05 PM
To: Goldade, Michelle
Subject: Approve: Contract #11507A

Goldade, Michelle

From: Gault, David
Sent: Thursday, November 6, 2025 10:22 AM
To: Goldade, Michelle
Subject: Approve: Contract #11507A

11507A

**ASSIGNMENT OF LEASE AND
APPROVAL OF ASSIGNMENT**

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 ASSIGNMENT OF LEASE AND APPROVAL OF ASSIGNMENT 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 is a Wisconsin quasi-municipal corporation whose address is c/o Airport Director, Dane County Regional Airport, 4000 International Lane, Madison, Wisconsin 53704.
2. Lessee is a Wisconsin corporation whose address for its principal place of business is 2401 International Lane, Madison, Wisconsin 53704.
3. Assignee is a Wisconsin limited liability company whose address for its principal place of business is 228 Division Street, Brooklyn, Wisconsin 53521.
4. Lessor and Lessee are parties to Lease No. DCRA 2013-03 dated June 11, 2013, (the "Lease"), by which Lessee leases from Lessor land located in the Dane County Regional Airport at 2401 Grimm Street, Madison, Wisconsin, as more fully described in Exhibit A (the "Premises").
5. The Lease is for a term of 70 years and seven months, beginning on June 1, 2013 and ending on December 31, 2083.
6. Lessee and Assignee request that Lessor approve Lessee's assignment of the Lease to Assignee.
7. Lessor has determined that it is in its best interest to approve the assignment of the Lease as requested.

AGREEMENT

Accordingly, the parties agree as follows:

1. This Assignment of Lease and Approval of Assignment is conditioned upon all of the following events occurring (the "Closing Conditions"):
 - a. Lessor's approval of this assignment, as evidenced by Lessor's signature on this Assignment of Lease and Approval of Assignment; and
 - b. Closing of Lessee's conveyance of the improvements on the Premises to Assignee, as evidenced by the recording of a deed conveying said improvements.
2. The effective date of this Assignment of Lease and Approval of Assignment is the date that all Closing Conditions are satisfied ("Effective Date").

3. Lessor approves the assignment of the Lease to Assignee.
4. Lessee assigns all of its rights and obligations under the Lease to Assignee as of the Effective Date.
5. As of the Effective Date, Assignee accepts and assumes all of the Lessee's rights and obligations under the Lease, including any and all debts and obligations under the Lease on the part of Lessee existing and owing to Lessor on and after the Effective Date.
6. The parties may evidence their agreement to be bound by the terms of this Assignment of Lease and Approval of Assignment upon one or more counterparts of this document, which together constitute a single document. A photocopy, facsimile, or electronic copy of this Assignment of Lease and Approval of Assignment 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.
7. Assignee shall have this Assignment of Lease and Approval of Assignment recorded in the office of the Dane County Register of Deeds.
8. Any and all notices, payments, or communications required or necessary to be provided to the lessee under the Lease shall instead be directed to the following address:

Mad Town Skate, LLC
Justin Alling
228 Division Street
Brooklyn, Wisconsin 53521
9. In the event that any of the Closing Conditions is not satisfied, this Assignment of Lease and Approval of Assignment will be deemed void.

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

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

SIGNATURE PAGES FOLLOW

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 _____, 2025, 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 _____, 2025, 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: Jill M. Leidl
Jill Leidl
President

Date: 10/21/2025

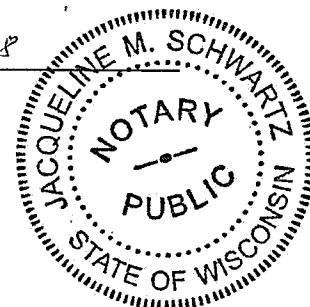
STATE OF Wisconsin)
) ss.
COUNTY OF Dane)

Personally came before me this 21st day of October, 2025, the above-named Jill Leidl, 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.

Jacqueline M. Schwartz

Notary Public, State of Wisconsin

My Commission expires: 8/4/2028



[Signature page to Assignment of Lease and Approval of Assignment]

ASSIGNEE

Mad Town Skate, LLC

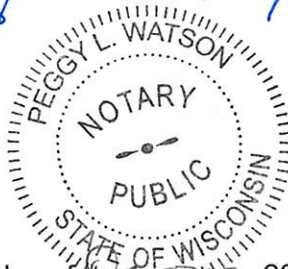
By: [Signature]
Justin Alling
Member

Date: 10/22/2025

By: [Signature]
Tiffany Alling
Member

Date: 10/22/25

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)



Personally came before me this 22 day of October, 2025, 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: 07/01/2029

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)



Personally came before me this 22 day of October, 2025, 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: 07/01/2029

[Signature page to Assignment of Lease and Approval of Assignment]

Exhibit A

Legal Description of Premises

A parcel of land situated in Truax Air Park, City of Madison, Dane County, Wisconsin, more fully described as follows:

Lot 1, Certified Survey Map No. 13291

Parcel contains approximately 141,922 square feet.