

APPROVAL OF LEASE ASSIGNMENT

Lease No. DC-RA 82-7

This instrument was drafted by
and should be returned to:

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

Parcel I.D. Nos:
251/0810-304-0003-0
251/0810-304-0087-4

THIS APPROVAL OF LEASE ASSIGNMENT is entered into by and among Dane County, a Wisconsin quasi-municipal corporation whose address is c/o Airport Director, Dane County Regional Airport, 4000 International Lane, Madison, Wisconsin 53704, Johnson Bank, a national banking association whose principal offices are located at 555 Main Street, Suite 490, Racine, Wisconsin 53403, and Madison Commercial Investments, LLC, a Wisconsin limited liability company ("MCI"), with an address at 1402 Pankratz Street, Suite 110, Madison, Wisconsin 53704, and shall be effective upon full execution by the authorized representatives of the parties hereto.

WITNESSETH:

WHEREAS, on April 22, 1982, Dane County, Wisconsin, as Lessor, entered into that certain Ground Lease identified as Lease No. DC-RA 82-7 with Madsen Partners IV, a general partnership, as Lessee, as supplemented by Supplemental Provision to Lease No. DC-RA 82-7, and recorded in the Office of the Register of Deeds for Dane County, Wisconsin on July 21, 1982 as Document No. 1746263, as amended by Amendment to Ground Lease dated May 7, 1986, and as further amended by Amendment No. 2 to Lease No. DC-RA 82-7 dated effective March 1, 1998 (collectively, the "Ground Lease"), affecting that certain land located in the City of Madison, Dane County, Wisconsin adjacent to the Dane County Regional Airport, more particularly described on **Exhibit A** attached hereto (the "Demised Premises");

WHEREAS, by mesne Assignments and by Warranty Deed dated August 14, 2015, and recorded in said Register's Office on August 25, 2015 as Document No. 5179336, Johnson Bank is the current holder of the Lessee's interest under the Ground Lease.

WHEREAS, Johnson Bank has entered into that certain WB-15 Commercial Offer to Purchase and Addendum dated October 12, 2015, for the conveyance and assignment of its interest in the Demised Premises pursuant to the Ground Lease to MCI; and

WHEREAS Dane County has determined that it is in its best interest to approve and recognize MCI as the assignee of the rights and obligations set forth in the Ground Lease.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is acknowledged by each party, Dane County, Johnson Bank and MCI agree as follows:

A. The Ground Lease shall remain in full force and effect unchanged in any manner by this Approval of Lease Assignment except for those changes expressly set forth herein.

B. The County hereby approves and recognizes MCI as the valid assignee of the rights and obligations of the lessee under the Ground Lease, commencing on the effective date of this Approval of Lease Assignment and expiring on December 31, 2086.

IN WITNESS WHEREOF Dane County, Johnson Bank and MCI, 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, and Scott McDonell, Dane County Clerk, to me known to be the authorized representatives 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: _____

[Signature page to Approval of Lease Assignment]

FOR JOHNSON BANK:

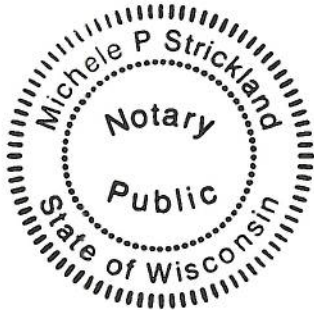
Robert A. MacDonald
Robert A. MacDonald
Vice President – Special Assets Group

Date: 10.29.15

STATE OF WISCONSIN)
) ss.
COUNTY OF RACINE)
)
)
)

Personally came before me this 29 day of October the above-named Robert A. MacDonald, the Vice President – Special Assets Group, to me known to be an authorized representative of Johnson Bank, who executed the foregoing instrument and acknowledged the same on behalf of Johnson Bank.

Michele P Strickland
Notary Public, State of Wisconsin
My Commission expires: June 18 2019



[Signature page to Approval of Lease Assignment]

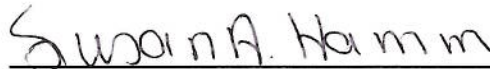
FOR MADISON COMMERCIAL INVESTMENTS, LLC:


David Griffin
Authorized Member

Date: 10/28/15

STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

Personally came before me this 28th day of October, the above-named **David Griffin**, the Authorized Member of Madison Commercial Investments, LLC, a Wisconsin limited liability company, to me known to be an authorized representative of Madison Commercial Investments, LLC, who executed the foregoing instrument and acknowledged the same on behalf of Madison Commercial Investments, LLC.



Notary Public, State of Wisconsin
My Commission expires: 01-01-17



[Signature page to Approval of Lease Assignment]

Exhibit A

Legal Description of Demised Premises

Lot 2 of Certified Survey Map No. 1275, recorded in the Office of the Dane County Register of Deeds in Volume 5 of Certified Survey Map, Page 205, as Document No. 1377842, in the City of Madison, Dane County, Wisconsin;

and

Lot 1 of Certified Survey Map No. 394, recorded in the Office of the Dane County Register of Deeds in Volume 2 of Certified Survey Maps, Page 169, as Document No. 1272969, in the City of Madison, Dane County, Wisconsin.

Property Addresses: 2439 a/k/a 2445 Darwin Road
2435 Darwin Road a/k/a 3030 International Lane