

Dane County Contract Cover Sheet

Dept./Division	AIRPORT/ADMIN
Vendor Name	Corben Land Development, LLC
Vendor MUNIS #	22176
Brief Contract Title/Description	Assignment of two leases: Amended and restated Lease C, Ground Lease DCRA 2016-13 and amended and restated Lease D, Ground Lease DCRA 2016-14
Contract Term	07/01/2000-6/30/2050
Total Contract Amount	\$ No change in Lease terms and conditions.

Contract # <small>Admin will assign</small>	11300H
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 #	223
	<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	9/17/18		
aw	Controller		9/17/18	
Cac	Purchasing	9/18/18	9/18/18	
M	Corporation Counsel	9-18-18	9-18-18	
✓	Risk Management	9/18/18	9/18/18	
	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>	9/14/18
	Printed Name	
	Kimberly S. 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	

APPROVAL OF LEASE ASSIGNMENT

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. Nos:
251/0810-311-0314-6
251/0810-311-0304-7

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; Corben Land Development, LLC ("Lessee"), a limited liability company organized under the laws of the State of Wisconsin, whose principal offices are located at 1402 Pankratz Street, Suite 105, Madison, Wisconsin 53704; and Pankratz Building Land, LLC ("Assignee"), a limited liability company organized under the laws of the State of Wisconsin, whose principal offices are located at 310 N. Midvale Boulevard, Suite 101, Madison, Wisconsin 53705; and shall be effective upon full execution by the authorized representatives of all parties hereto.

WITNESSETH:

WHEREAS Lessee is a party to those certain leases with Lessor, identified as Amended and Restated Lease C, Ground Lease No. DCRA 2016-13 dated November 6, 2012 and Amended and Restated Lease D, Ground Lease No. DCRA 2016-14 dated November 6, 2012 (collectively, the "Leases"), under the terms of which Lessee leases from Lessor land located adjacent to the Dane County Regional Airport described in Exhibit A attached hereto (the "Premises"); and

WHEREAS the Leases are for a primary term of fifty (50) years, commencing on July 1, 2000 and expiring on June 30, 2050, subject to two (2) successive options to extend as mare particularly described in the Leases; and

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

WHEREAS Dane County has determined that it is in its best interest to approve the assignment of the Leases 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:

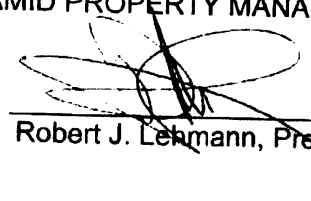
- A. Lessee assigns all of its rights and obligations under the Leases to Assignee.
- B. Assignee hereby accepts and assumes all of the rights and obligations accruing to the lessee under the Lease, including any and all debts and obligations existing and owing to Lessor thereunder on the effective date of this Approval of Lease Assignment.
- C. Lessor approves the assignment of the Leases 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.
- E. Assignee shall have this Approval of Lease Assignment recorded in the office of the Dane County Register of Deeds.

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 TO FOLLOW

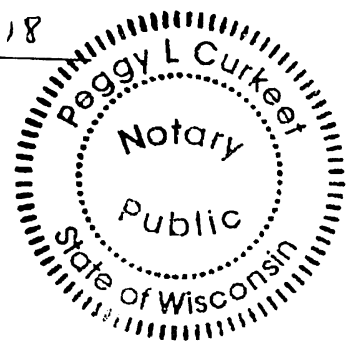
FOR PANKRATZ BUILDING LAND, LLC

By: PYRAMID PROPERTY MANAGEMENT, LLC, Manager

By: 

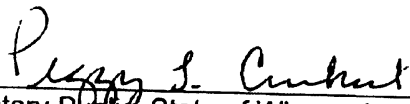
Robert J. Lehmann, President

Date: 9-6-18



STATE OF WISCONSIN)
) ss.
COUNTY OF DANE)

On this 6th day of September, 2018, before me personally came Robert J. Lehmann, as President of Pyramid Property Management, LLC, manager of Pankratz Building Land, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Notary Public, State of Wisconsin
My Commission expires: 6/20/2020

Exhibit A

Legal Description of Leased Premises

Lot Four (4), Certified Survey Map No. 13328, recorded in the Office of the Register of Deeds for Dane County, Wisconsin on July 23, 2012, in Volume 86 of Certified Survey Maps, Page 141, as Document No. 4893393, located in the City of Madison, Dane County, Wisconsin.

Parcel No.: 251/0810-311-0313-8

Lot 46, Second Addition to Truax Air Park West, in the City of Madison, Dane County, Wisconsin

Parcel No.: 251/0810-311-0304-7