

Dane County Contract Addendum Cover Sheet

Res 221

Revised 06/2021

Contract #
Admin will assign

11095B

Dept./Division	AIRPORT	Vendor Name	Nelnet Servicing, LLC
Brief Addendum Title/Description	DCRA Lease 85-1 assignment for land at 2401, 2501 International Lane, from Great Lakes Educational Loan Services n/k/a Nelnet Capital Strategies to Nelnet Servicing, LLC per internal reorganization	Vendor MUNIS #	36308
		Addendum Term	through 03/06/2084
		Amount (\$)	

Department Contact Information		Vendor Contact Information	
Contact	Adam Ussher	Contact	Andrew Lempka
Phone #	608-246-3388	Phone #	402-458-3047
Email	USSHER.ADAM@MSNAIRPORT.COM	Email	ANDREW.LEMPKA@NELNET.NET
Purchasing Officer			

Purchase Order – Maintenance or New PO					
☐	PO Maintenance Needed	Org:	Obj:	Proj:	
	PO#	Org:	Obj:	Proj:	
☐	No PO Maintenance Needed – <i>this addendum does not change the dollar amount of the contract.</i>				
☐	New PO / Req. Submitted	Org:	Obj:	Proj:	
	Req#	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	4/11/12 - indefinite		☐ None	Res# Res 316
	A	6/1/15 - 3/6/2084		☐ None	Res# Res 50
	B	11/1/25 - 3/6/2084		☐ None	Res# 2025 Res-221
				☐ 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 16:28:16 -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 12:05 PM
To: Hicklin, Charles; Patten, Peter; Gault, David; Cotillier, Joshua
Cc: Stavn, Stephanie; Oby, Joe
Subject: Contract #11095B
Attachments: 11095B.pdf

Tracking:	Recipient	Read	Response
	Hicklin, Charles		
	Patten, Peter		
	Gault, David		
	Cotillier, Joshua	Read: 11/6/2025 10:34 AM	Approve: 11/6/2025 10:37 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 #11095B
Department: Airport
Vendor: Nelnet Servicing LLC
Contract Description: Assignment of DCRA Lease #85-1 at 2401-2501 International Ln from Great Lakes Educational Loan Services (Res 221)
Contract Term: 11/1/25 – 3/6/2084
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 12:45 PM
To: Goldade, Michelle
Subject: Approve: Contract #11095B

Goldade, Michelle

From: Hicklin, Charles
Sent: Wednesday, November 5, 2025 3:05 PM
To: Goldade, Michelle
Subject: Approve: Contract #11095B

Goldade, Michelle

From: Gault, David
Sent: Thursday, November 6, 2025 10:21 AM
To: Goldade, Michelle
Subject: Approve: Contract #11095B

11095B

**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

251/0810-304-0207-8; and

251/0810-304-0298-7.

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 Nelnet Servicing, LLC, a Nebraska 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 Nebraska limited liability company whose address for its principal place of business is 121 South 13th Street, Suite 100, Lincoln, Nebraska 68508.
4. Lessor and Lessee are parties to Lease No. DCRA 85-1 dated March 12, 1985, as modified by an Addendum 2 dated October 6, 1988, Addendum 3 dated October 2, 1990, Fourth Addendum dated May 21, 2012, and Amendment of Lease and Approval of Lease Assignment dated June 25, 2015 (as amended, the "Lease"), by which Lessee leases from Lessor land located in the Dane County Regional Airport at 2401 and 2501 International Lane, Madison, Wisconsin, as more fully described in Exhibit A (the "Premises").
5. The Lease is for a term of 99 years, beginning on March 7, 1985, and ending on March 6, 2084.
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:

Nelnet Servicing, LLC
Attn: William J. Munn, Secretary
121 S. 13th Street, Suite 100
Lincoln, NE 68508
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.

Dane County

By: _____ Date: _____
Scott McDonell
Dane County Clerk

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.

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

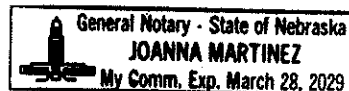
Great Lakes Educational Loan Services, Inc. n/k/a Nelnet Capital Strategies, Inc.

By: James D. Kruger Date: 10/22/2025
James D. Kruger
Treasurer

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

Personally came before me this 22 day of October, 2025, the above-named James Kruger, 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..

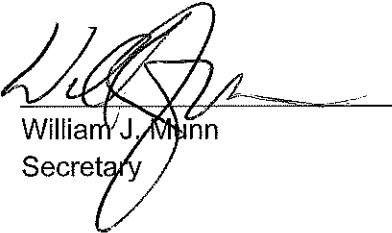
Joanna Martinez
Notary Public, State of Nebraska
My Commission expires: March 28, 2029



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

ASSIGNEE

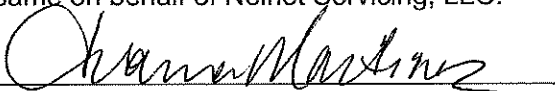
Nelnet Servicing, LLC

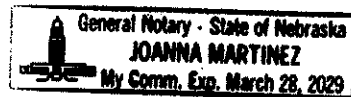
By: 
William J. Munn
Secretary

Date: 10/22/2025

STATE OF NEBRASKA)
) ss.
COUNTY OF LANCASTER)

Personally came before me this 22 day of October, 2025, the above-named William J. Munn, to me known to be an authorized representative of Nelnet Servicing, LLC, who executed the foregoing instrument and acknowledged the same on behalf of Nelnet Servicing, LLC.


Notary Public, State of Nebraska
My Commission expires: March 28, 2029



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

Exhibit A

Legal Description of Premises

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

Parcel A

Lots 18 & 25 in Truax Air Park West – 1st Addition. Consisting of 125,313 square feet and 136,337 square feet, respectively, for a total of 261,650 square feet. Also known as a portion of Lot 2, Certified Survey Map 4218.

Parcel B

Part of Lots 19 and 22 of the First Addition to Truax Air Park West, located in part of the SE/4 of the SE/4 of Section 30, Township 8 North, Range 10 East, City of Madison, Dane County. The metes and bounds of Parcel B are set forth on Exhibit 1 of the Fourth Addendum to Lease No. DCRA 85-1 dated May 21, 2012.

Parcel B contains approximately 75,124 square feet.

Parcels C and D

Parcels C and D are more fully described and depicted on Exhibit A of the Addendum 3 to Lease No. DCRA 85-1 dated October 2, 1990.

Parcels C and D contain 183,085 square feet and 84,026 square feet, respectively.