

# CONTRACT COVERSHEET

**NOTE: Shaded areas are for County Executive review.**

<b>DEPARTMENT</b> Administration	<b>CONTRACT/ADDENDUM #:</b> 12231																				
1. This contract, grant or addendum: <input checked="" type="checkbox"/> AWARDS <input type="checkbox"/> ACCEPTS	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; border-bottom: 1px solid black;">Contract</td> <td style="width: 50%; border-bottom: 1px solid black;">Addendum</td> </tr> <tr> <td style="text-align: center;">↓</td> <td style="text-align: center;">↓</td> </tr> <tr> <td colspan="2" style="text-align: center; font-size: small;">If Addendum, please include original contract number</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/> POS</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/> Co Lesse</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/> Co Lessor</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/> Intergovernmental</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/> Purchase of Property</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/> Property Sale</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/> Other:</td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	Contract	Addendum	↓	↓	If Addendum, please include original contract number		<input type="checkbox"/> POS	<input type="checkbox"/>	<input type="checkbox"/> Co Lesse	<input type="checkbox"/>	<input type="checkbox"/> Co Lessor	<input type="checkbox"/>	<input type="checkbox"/> Intergovernmental	<input type="checkbox"/>	<input type="checkbox"/> Purchase of Property	<input type="checkbox"/>	<input type="checkbox"/> Property Sale	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
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2. This contract is discretionary <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO																					
3. Term of Contract or Addendum: From: <u>3/1/2015</u> To: <u>2/28/2030</u>																					
4. Amount of Contract or Addendum \$ <u>0</u>																					
5. Purpose: Lease of former Administration Building at Badger Prairie Health Care Center																					
6. Vendor or Funding Source: <u>Verona Area Needs Network</u>																					
7. MUNIS Vendor Code: <u>24908</u>																					
8. Bid/RFP Number: <u>114098</u>																					
9. If grant: Funds Positions? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO    Will require on-going or matching funds? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																					
10. Are funds included in the budget? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO																					
11. Account No. & Amount, Org. & Obj. _____ Amount \$ _____ Account No. & Amount, Org. & Obj. _____ Amount \$ _____ Account No. & Amount, Org. & Obj. _____ Amount \$ _____																					
12. Is a resolution needed: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO    If "YES," please attach a copy of the Resolution. If Resolution has already been approved by the County Board, Resolution No. & date of adoption <u>Res 456</u>																					
13. Does Domestic Partner equal benefits requirement apply? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO																					
14. Director's Approval																					

**CONTRACT REVIEW/APPROVALS**

Initials	Ftnt	Date In	Date Out
<u>MJ</u> Received	_____	<u>12-17-14</u>	_____
<u>AW</u> Controller	_____	_____	<u>12/22/14</u>
<u>AW</u> Corporation Counsel	_____	<u>12/23/14</u>	<u>12/23/14</u>
<u>YJ</u> Risk Management	_____	<u>12/22/14</u>	<u>12/23/14</u>
<u>YJ</u> ADA Coordinator	_____	<u>12/22/14</u>	<u>12/23/14</u>
<u>CD</u> Purchasing Agent	_____	<u>12/23/14</u>	<u>12/23/14</u>
_____ County Executive	_____	_____	_____

**VENDOR**

Vendor Name & Address
Contact Person
Phone No.
E-mail Address

**Footnotes:**

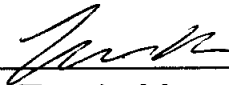
1. \_\_\_\_\_
2. \_\_\_\_\_

<b>Return To:</b>	Name/Title: <u>Michelle Goldade</u>	Dept.: <u>Administration</u>
	Phone: <u>266-4941</u>	Mail Address: <u>Room 425, CCB</u>
	E-mail: <u>goldade@countyofdane.com</u>	

**CERTIFICATION**

The attached contract: *(Check as many as apply)*

- conforms to Dane County's standard Purchase of Services Agreement form in all respects
- conforms to Dane County's standard Purchase of Services Agreement form with modifications and is accompanied by a revision copy<sup>1</sup>
- is a non-standard contract which has been reviewed or developed by corporation counsel which has not been changed since that review/development
- is a non-standard contract previously reviewed or developed by corporation counsel which has been changed since that review/development; it is accompanied by a revision copy<sup>1</sup>
- is a non-standard contract not previously reviewed by corporation counsel; it is accompanied by a revision copy
- contains non-standard/indemnification language which has been reviewed or developed by risk management and which has not been changed since that review/development
- contains non-standard insurance/indemnification language which has been changed since review/development or which has not been previously seen by risk management; it is accompanied by a revision copy
- contains non-standard affirmative action/equal opportunity language which has been reviewed or developed by contract compliance and which has not been changed since that review/development
- contains non-standard affirmative action/equal opportunity language which has been changed since the earlier review/development by contract compliance or which has not been previously seen by contract compliance; it is accompanied by a revision copy<sup>1</sup>

Date: 12/22/14 Signed:   
 Telephone Number: 266-4519 Print Name: Travis Myren

**MAJOR CONTRACTS REVIEW (DCO Sect. 25.20)** This review applies only to contracts which both exceed \$100,000 in disbursements or receipts and which require county board review and approval.

**EXECUTIVE SUMMARY** *(Attach additional pages, if needed).*

1. **Department Head**  Contract is in the best interest of the County.  
Describe any deviations from the standard contracting process and any changes to the standard Purchase of Services Form Agreement.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

2. **Director of Administration**  Contract is in the best interest of the County.  
Comments:

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

3. **Corporation Counsel**  Contract is in the best interest of the County.  
Comments:

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

<sup>1</sup>A revision copy is a copy of the contract which shows the changes from the standard contract or previously revised/developed contract my means of overstrikes (indicating deletions from the standard language) and underlining (showing additions to the standard language).

**LEASE**

THIS LEASE ("Lease") is entered into as of the first day of March 2015 (the "Lease Date"), by and between County of Dane, a quasi-municipal organization located in Dane County, Wisconsin ("Landlord"), whose address is 5201 Fen Oak Court, Madison, WI 53718-8812, Attn: Real Estate Officer, and Verona Area Needs Network, 130 N. Franklin Street, Verona, WI 53593, a 501(c)3 non-profit corporation, organized and existing under the laws of the State of Wisconsin for purposes of serving the needs of low income residents of the Verona Area School District ("Tenant").

1. **PURPOSE.** Tenant shall provide food pantry services and complementary social services, including but not limited to, outreach, subtenant screening, intake, support services, life skills training, educational opportunities, job readiness training, job services, health services, and legal services. In general terms, the purpose shall be to address issues of generational poverty for the Tenant's service area.

2. **PREMISES.** Landlord leases to Tenant, and Tenant leases from Landlord, the Premises located at 1200 E. Verona Avenue, Verona, Wisconsin, the former Badger Prairie Health Care Center Administration Building ("the Premises").

No rights or licenses are acquired by Tenant by implication or otherwise except as expressly set forth in this Lease.

3. **LEASE TERM.** The term of this Lease shall be for a period of fifteen (15) years, commencing on March 1, 2015 ("Commencement Date") and terminating on February 28, 2030.

4. **USE OF PREMISES.** Tenant covenants and agrees that it shall continuously and without interruption use and occupy the entire Premises (and not less than one hundred percent (100%) of the Premises) solely for the purposes described herein and those purposes supporting the intended purposes (such as permitting use of the commercial kitchen on the premises as a fundraising device to support the work of the Tenant). No outdoor activities or storage shall be permitted other than deliveries and parking. The Premises shall not be used for for-profit ventures or activities. Nothing in this Lease, however, shall be read to limit Tenant's use of the Premises for raising funds, an integral part of Tenant's work, so long as Tenant's conduct complies with all applicable laws and the use of the funds is consistent with the purposes identified herein.

5. **OPTION TO EXTEND.** Tenant shall have two (2) options ("Extension Options") to extend the term of this Lease with respect to all (but not less than all) of the Premises for five (5) years each ("Option Term") if mutually agreed to by the parties and provided that Landlord receives written notice from Tenant of its request to exercise an Extension Option not later than 120 days prior to the expiration of the original term or an Option Term. In addition, Landlord shall have the right to declare Tenant's exercise of an Extension Option null and void if Tenant is in default under the Lease on the date Tenant

requests an Extension Option or at any time thereafter until the commencement of an Option Term.

If the parties agree to an Extension Option, this Lease shall continue in full force and effect during the Option Term, pursuant to all of the terms and conditions set forth in this Lease, including, but not limited to the annual rent as set forth in Section 10.

An Extension Option shall automatically terminate and become null and void upon the earlier to occur of (i) the termination of this Lease; (ii) the termination of Tenant's right to possession of the Premises; (iii) the assignment of this Lease, in whole or in part, other than as expressly permitted under Section 28 herein; or (iv) the failure by Tenant to timely or properly exercise the Extension Option.

6. **SALE OF PROPERTY.** In the event that Landlord desires to offer the Premises or any part thereof for sale, the sale shall be governed by applicable state law and Dane County Ordinances. Tenant shall have a right to match any offer presented by the general public to the Landlord.

7. **SURRENDER.** On the last day of the term of this Lease, or any extension or renewal thereof, or on any sooner termination, Tenant shall surrender the Premises in the same condition as the Premises existed on the Commencement Date, broom clean, reasonable wear and tear excepted, Tenant improvements and Landlord's Work excepted except for the removal of certain equipment as provided in Section 11.

8. **RIGHT OF ENTRY.** Landlord and its authorized representatives shall have the right to enter the Premises at all reasonable times, upon reasonable prior oral or written notice to Tenant (or without notice at any time during or after an emergency), to inspect the Premises, to show the Premises to prospective purchasers or tenants, to abate nuisances, to cure dangerous conditions or repair waste, and to make repairs, alterations, improvements or additions to the Premises or to the Building as Landlord may reasonably deem necessary, including those to be performed by Tenant, without the same constituting an eviction of Tenant in whole or in part, and rent shall not abate as a result of such entry. The parties shall develop a mutually agreed-upon storage plan for items currently located on the Premises which shall be incorporated into this Lease as Attachment B prior to execution of this Lease.

9. **SECURITY DEPOSIT.** There shall be no security deposit payable by Tenant for this Lease.

10. **RENT.** Tenant shall pay the sum of \$20.00 in rent annually, payment due on the Commencement Date and thereafter annually on each subsequent anniversary date.

11. **ALTERATIONS.** Tenant shall make no alterations, decorations, additions or improvements to the Premises without prior written consent of Landlord, such consent, which shall not be unreasonably withheld. It is contemplated that Tenant will decorate the

building consistent with the uses described in Paragraphs 1 and 4 above without written permission of Landlord. It is also contemplated that Tenant shall construct at its expense and without express further written approval of Landlord, signage for the facility, compliant with all applicable ordinances. Tenant will at its expense expand the footprint of the Premises to include freezing and refrigeration units detailed in its proposal in response to Request for Proposal #114098 by the Dane County Department of Administration, County of Dane, Wisconsin. Upon termination of the Lease, Tenant shall remove all freezing and refrigeration units, range hoods, stoves, sinks and any other equipment and restore the Premises to its condition on the date of commencement.

Tenant shall also at its own expense modify the parking lots on the east and west sides of the Premises in the following fashion: On the east side of the building, Tenant shall add sufficient parking for its permitted uses, consistent with all applicable ordinances and laws, including storm water and runoff applicable regulations. On the west side, Tenant at its expense will modify the existing parking lot in the following fashion: Tenant will remark the existing parking lot to prohibit parking as necessary for deliveries of Tenant to the west side of the Premises. For all parking spaces lost by this modification, Tenant shall create an equal number of new parking spaces on the west side of the building by extending the parking lot on the west side of the Premises. All plans must be approved, in writing, by Landlord prior to commencement of any work. The parties shall develop a mutually agreed-upon parking plan which shall be incorporated into this Lease as Attachment A prior to execution of this Lease.

12. **CONSTRUCTION LIENS.** Tenant shall pay when due, and indemnify, defend and hold Landlord harmless from, all claims for labor or materials furnished or alleged to have been furnished to Tenant for use in the Premises, which claims are or may be secured by any construction lien against the Premises or any interest therein. Tenant shall not permit any liens under the construction lien law to be filed against the Premises or any interest therein and shall expeditiously obtain a release from any lien so filed.

13. **REMOVAL OF IMPROVEMENTS.** All heating and air-conditioning equipment and all alterations and other improvements by Tenant, except installation of refrigeration equipment and other items listed in Section 11, shall become the property of Landlord and shall not be removed from the Premises, unless request is made by Landlord to Tenant to remove the same. All trade fixtures, furniture, furnishings and signs installed in the Premises by Tenant and paid for by Tenant shall remain the property of Tenant and shall be removed upon the expiration or termination of this Lease. If Tenant fails to remove such items from the Premises by the expiration or earlier termination of this Lease, all such trade fixtures, furniture, furnishings and signs shall become the property of Landlord, unless Landlord elects to require their removal, in which case Tenant shall, at its sole cost and expense, promptly remove the same and restore the Premises to their prior condition. If Tenant fails to comply with this removal provision, Landlord may elect to remove all items and restore Premises to its condition at commencement at Tenant's expense. The covenants contained in this Section shall survive the expiration or termination of this Lease.

14. **TENANT'S OBLIGATIONS.** Tenant shall keep the Premises and every part thereof and any fixtures, facilities or equipment contained within or serving the Premises, in good condition and repair, including, but not limited to heating and cooling, electrical, lighting, plumbing and sewer systems. Notwithstanding the above, for any repair obligations that arise, the Tenant's obligation shall be capped at \$15,000 per calendar year, and the Landlord shall pay any additional sums. Tenant shall notify Landlord of any repair that will require joint Tenant and Landlord contributions prior to commencement of any such repair and the parties shall come to an agreement as to the work that will be done. Landlord, at its sole discretion, shall determine the necessity of any repair or maintenance for which it is financially responsible pursuant to this Lease and shall determine the means, method and schedule for it obligations. Tenant shall keep the Premises clean, attractive in appearance and in good repair at all times. Tenant shall have all trash generated from the Premises removed on a daily basis or more frequently as needed; provided, however, that no trash shall be placed or maintained in any entry to or corridor of the Premises or the Building, and all such trash shall be collected and held in proper containers in the interior of the Premises out of sight until deposited by Tenant in dumpsters or other appropriate trash collection containers.

15. **MAINTENANCE.** Tenant shall be responsible for all routine and non-routine maintenance and repairs of the Premises, up to the cap amount per year, stated in paragraph 14 above, except for replacement of the roof, boiler, and HVAC systems, which shall be the responsibility of Landlord. Landlord will remove snow from any driveway or sidewalks within the timeframe dictated by applicable ordinances. Landlord will be responsible for lawn care.

16. **UTILITIES.** Tenant shall be solely responsible and shall pay when due all charges for sewer, water, electricity and gas utility services used in or supplied to the Premises, beginning on the Commencement Date. Tenant shall be solely responsible for all other utility charges, including, but not limited to, telephone and data connection and service.

17. **TAXES.** Tenant covenants and agrees that it shall pay, before delinquency, all municipal, county and state or federal taxes assessed against any leasehold interest of Tenant or any fixtures, furnishings, equipment, merchandise, improvements, alterations, stock-in-trade or other personal property of any kind owned, installed or upon the Premises.

18. **COMPLIANCE WITH LAWS.** Tenant shall observe and promptly and effectively comply with all applicable statutes, rules, orders, ordinances, requirements and regulations of any other governmental authority having jurisdiction over the Premises. Tenant may, if in good faith and on reasonable grounds, dispute the validity of any charge, complaint or action taken pursuant to or under color of any statute, rule, order, ordinance, requirement or regulation, defend against the same, and in good faith diligently conduct any necessary proceedings to prevent and avoid any adverse consequence of the same. Tenant agrees that any such contest shall be prosecuted to a final conclusion as soon as possible and that it will hold Landlord harmless with respect

to any actions taken by any lawful governmental authority with respect thereto unless Tenant prevails in such proceedings.

19. **ALCOHOLIC BEVERAGES AND ILLEGAL DRUGS.** Tenant and subtenants shall only use, serve, drink, sell, or keep on the Premises alcoholic beverages consistent with all applicable laws and ordinances. No illegal drugs or drugs without a valid prescription are allowed on the Premises.

20. **SPECIAL CONDITIONS.** Tenant agrees to provide the following:

(a) Tenant shall obtain prior written approval of potential subtenants from Landlord, which approval shall not be unreasonably withheld. "Subtenants" are those individuals or entities using the facility on more than an ad hoc basis. All subtenants must provide services consistent with the requirements of Sections 1 and 4 herein;

(b) Tenant shall provide month to month leases for each subtenant;

(c) Tenant shall not charge rent or fees to subtenants except to the extent that the fee represents the actual and necessary costs of the subtenants' use of the space. Nothing in this Lease shall be read to limit subtenants' use of the Premises for raising funds for Tenant's work, so long as subtenants' conduct complies with all applicable laws and the use of the funds is consistent with the purposes identified herein.

(d) Tenant may allow other limited-term permissive uses of space consistent with the purposes identified in Sections 1 and 4 herein. Tenant shall execute a Use Agreement for any such activities. Nothing in this Lease shall be read to limit permitted users use of the Premises for raising funds for Tenant's work, so long as the permitted users' conduct complies with all applicable laws and the use of the funds is consistent with the purposes identified herein.

(e) Tenant shall submit a written report to Landlord on an annual basis, or more frequently as requested, which provides a summary of activities on the Premises. The report should include the following: an accounting of repairs made and their costs, future planned repairs, number of subtenants, description of limited-term users, nature of subtenant and permissive user activities, a description of onsite fundraising activities and the amount raised, changes in subtenant population, and reasons for any change. It is not contemplated that ad hoc provision of temporary services on the Premises shall necessitate execution of a lease. For example, if Tenant provides space for flu shots during flu season, it is not contemplated that that ad hoc service, or others like it, will trigger lease or pre-approval requirements. All such activity must, however, be compliant with all applicable laws and shall require a User Agreement.

(f) Tenant shall pay all costs for any necessary permits.

(g) Tenant shall be responsible for security of the Premises, all personal property and its personnel and users.

21. **INSURANCE AND INDEMNIFICATION.**

- A. Tenant shall indemnify, hold harmless and defend Landlord, its boards, commissions, agencies, officers, employees and representatives against any and all liability, loss (including, but not limited to, property damage, bodily injury and loss of life), damages, costs or expenses which Landlord, its officers, employees, agencies, boards, commissions and representatives may sustain, incur or be required to pay by reason of this Lease, provided, however, that the provisions of this paragraph shall not apply to liabilities, losses, charges, costs, or expenses caused by or resulting from the acts or omissions of Landlord, its agencies, boards, commissions, officers, employees or representatives. The obligations of Tenant under this paragraph shall survive the expiration or termination of this Lease.
  - B. Tenant, at its own expense, shall obtain and at all times during the term of this Lease keep in full force and effect insurance on the contents of the building and for liability at a limit of not less than \$1,000,000 per occurrence. The policy shall list DANE COUNTY as an Additional Insured. Landlord agrees to insure the Premises at its expense. Landlord shall provide Tenant with proof of this insurance upon request, along with the policy of insurance, on or about the Commencement Date. It is not contemplated that Tenant will be required to provide any duplicate coverage. When obtaining required insurance under this Lease and otherwise, Tenant agrees to preserve Landlord's subrogation rights in all such matters that may arise that are covered by Tenant's insurance. Neither these requirements nor Landlord's review or acceptance of Tenant's certificates of insurance is intended to limit or qualify the liabilities or obligations assumed by the Tenant under this Lease. Landlord expressly reserves the right to require higher or lower insurance limits where Landlord deems necessary, any increase being requested only if reasonably necessary.
  - C. Upon execution of this Agreement, Tenant shall furnish Landlord with a Certificate of Insurance listing DANE COUNTY as an additional insured and, upon request, certified copies of the required insurance policies. In the event any action, suit, or other proceeding is brought against Landlord upon any matter herein indemnified against, Landlord shall give reasonable notice thereof to Tenant and shall cooperate with Tenant's attorneys in the defense of the action, suit or other proceeding
  - D. The parties do hereby expressly agree that Landlord, acting at its sole option and through its Risk Manager, may waive any and all requirements contained in this Lease, such waiver to be in writing only. Such waiver may include or be limited to a reduction in the amount of coverage required above. The extent of waiver shall be determined solely by Landlord's Risk Manager.
1. **22. DAMAGE OR DESTRUCTION.** In the event that the Premises, or any portion thereof, is damaged or destroyed during the term of this Lease or any extensions, Landlord, in its sole discretion, may elect to either (a) terminate the Lease or (b) repair or replace the affected portion of the Premises. Tenant shall not be entitled to any insurance proceeds that may be available.



23. **TENANT WAIVERS OF EMINENT DOMAIN BENEFITS AND AWARD.** In the event of the Tenant's vacation of the Premises or if Landlord terminates this Lease pursuant to the provisions of this Lease, Tenant hereby waives any rights against Landlord that may be construed to accrue to Tenant, its successors and assigns, by provisions of Section 32.19 of the Wisconsin Statutes, as amended.

In the event the Premises or any part thereof shall be needed either permanently or temporarily for any public or quasi-public use or purposes by any authority, other than Landlord, in appropriation proceedings or by any right of eminent domain, the entire compensation award therefor, including, but not limited to, all damages and compensation for diminution of value of the leasehold, reversion and fee, shall belong to Landlord without any deduction therefrom for any present or future estate of Tenant, and Tenant hereby assigns to Landlord all of its right, title and interest to any such award. However, Tenant shall have the right to recover from any condemning authority, other than Landlord, such compensation as may be separately awarded to the Tenant for moving and relocation expenses.

24. **DEFAULTS.** The occurrence of any one or more of the following events shall constitute a default and breach of this Lease by Tenant:

- (a) The filing by Tenant of a voluntary petition in bankruptcy;
- (b) The institution of proceedings in bankruptcy against Tenant and the adjudication of Tenant as bankrupt pursuant to such proceedings;
- (c) The taking by a court of competent jurisdiction of Tenant's assets pursuant to proceedings brought under the provisions of any federal or state reorganization act;
- (d) The appointment of a receiver of Tenant's assets;
- (e) The divestiture of Tenant's estate herein by other operation of law;
- (f) The abandonment by Tenant of the Premises. Abandonment shall not be deemed to occur while rental payments are current;
- (g) The use of the Premises for an illegal purpose;
- (h) The failure of Tenant to pay when due any rent or any other monetary sums due pursuant to the terms of this Lease;
- (i) The failure of Tenant to use the Premises for the purpose identified in Paragraph 1 herein; and
- (j) The failure by Tenant to repair any waste or to observe or perform any of the terms, covenants or conditions of this Lease to be observed or performed by Tenant.

Failure to send a notice shall not be construed as a waiver of such breach or as to any subsequent breach.

25. **LANDLORD'S REMEDIES.** If any default by Tenant shall continue uncured after thirty (30) days written notice of default from Landlord to Tenant, Landlord has the following remedies, in addition to all other rights and remedies provided by law or equity, to which Landlord may resort cumulatively or in the alternative.

Termination of Lease. Landlord may at Landlord's election terminate this Lease by giving Tenant written notice of termination. On the giving of the notice, all further obligations of Landlord under this Lease shall terminate, Tenant shall surrender and vacate the Premises in a broom clean condition, and Landlord may reenter and take possession of the Premises and eject all parties in possession or eject some and not others or eject none. Termination under this paragraph shall not relieve Tenant from the payment of any sum then due to Landlord or from any claim for damages previously accrued or then accruing against Tenant. Should Tenant abandon the Premises and Landlord elect to reenter as herein provided, or if Tenant's right to possession is terminated by Landlord because of a breach of the Lease by Tenant, this Lease shall, at Landlord's written election, terminate and Landlord shall be entitled to recover from the Tenant (i) unpaid rent which has been earned at the time of termination, and (ii) as liquidated damages and not as a penalty a sum of money equal to the rent and rental loss to be paid by Tenant to Landlord for the remainder of the term of this Lease, subject to any rent collected as provided in subparagraph (d) below. In the event of termination under this Subparagraph, any prepaid rent shall be retained by Landlord.

Termination of Possession. Landlord may at Landlord's election terminate Tenant's right to possession only, without terminating the Lease, following a breach of the Lease by Tenant. Upon termination of Tenant's right to possession without termination of the Lease, Tenant shall surrender possession and vacate the Premises immediately and possession thereof to Landlord, and Tenant hereby grants to Landlord the immediate right to enter into the Premises, remove Tenant's signs and other evidences of tenancy, and take and hold possession thereof with process of law, and to repossess the Premises as Landlord's former estate and to expel or remove Tenant and any others who may be occupying or within the Premises, if so determined by a court of law, without being deemed in any manner guilty of trespass, eviction, or forcible entry or detainer, without incurring any liability for any damage resulting therefrom, without such entry and possession terminating the Lease or releasing Tenant from Tenant's obligation to pay the rent and to fulfill all other of Tenant's obligations under this lease for the full term of this Lease. Landlord shall be entitled to recover from Tenant (i) unpaid rent which has been earned at the time of termination, (ii) as liquidated damages and not as a penalty a sum of money equal to the rent and rental loss to be paid by Tenant to Landlord for the remainder of the term of this Lease, subject to any rent collected as provided in subparagraph (d) below and (iii) the costs or removal and disposal of Tenant's property and restoration of the Premises to its condition on the date of commencement of this Lease. Notwithstanding any remedial action taken hereunder by Landlord short of termination, including reletting the Premises to a substitute Tenant, Landlord may at any time thereafter elect to terminate this Lease for any previous default.

Storage. Landlord may, at Landlord's election, store Tenant's personal property and trade fixtures for the account and at the cost of Tenant.

**Reletting of Premises.** Landlord shall make every effort to relet all or any part of the Premises for such rent and upon such terms as shall be satisfactory to Landlord. For the purpose of such reletting, Landlord may decorate or may make any repairs, changes, alterations or additions in or to the Premises that may be necessary or convenient. If the Premises are relet and a sufficient sum shall not be realized from such reletting after paying all of the expenses of such decorations, repairs, changes, alterations and additions, the expenses of such reletting and the collection of the rent accruing therefrom (including, but not limited to, attorneys' fees and brokers' commissions), to satisfy the rent and other charges herein provided to be paid for the remainder of the term of this Lease, Tenant shall pay to Landlord promptly any deficiency, and Tenant agrees that Landlord may file suit to recover any sum falling due under the terms of this paragraph from time to time.

**Rent.** The terms "rent" or "rental" as used in this Lease shall be deemed to be and to mean the Base Rent and such other sums, if any, required to be paid by Tenant pursuant to the terms of this Lease. The term "rental loss" as used in this Lease shall be deemed to include, but shall not be limited by implication, all repossession costs, brokerage commissions, legal expenses, reasonable attorneys' fees, alteration costs and expenses of preparation of the Premises or parts thereof for reletting.

**Diligent Efforts.** Notwithstanding anything to the contrary in this Section, in the event of Tenant's default, if such default is not a health or safety violation and cannot, because of the nature of the default, be cured within the thirty (30) days after Landlord's notice thereof, then Tenant shall be deemed to be complying with such notice if, promptly upon receipt of such notice, Tenant immediately takes steps to cure the default as soon as reasonably possible and proceeds thereafter continuously with due diligence to cure the default within a period of time which, under all prevailing circumstances, shall be reasonable. In the event of termination under this Subparagraph, any prepaid rent shall be retained by Landlord.

26. **TENANT REMEDIES.** If Landlord shall fail to perform any covenant, term or condition of this Lease required to be performed by Landlord, as a consequence of such default, Tenant may exercise any and all rights and remedies available to Tenant under law or in equity, and if successful in such claim shall also be entitled to have Tenant's attorney fees and court costs paid by the Landlord.

27. **LANDLORD MAY PERFORM.** Landlord shall have the right at any time, after ten (10) days written notice to Tenant (or in case of emergency or a hazardous condition or in case any fine, penalty, interest or cost may otherwise be imposed or incurred), to make any payment or perform any act required of Tenant under any provision in this Lease, and in exercising such right, to incur necessary and incidental costs and expenses, including reasonable attorneys' fees. Nothing herein shall obligate Landlord to make any payment or perform any act required of the Tenant, and this exercise of the right to so do shall not constitute a release of any obligation or a waiver of any default. All payments made and all costs and expenses incurred in connection with any exercise of such right shall be reimbursed to Landlord by Tenant.

28. **TENANT RIGHT TO TERMINATE.** This Lease is subject to future funding for Tenant's program housed in the Premises. In the event funding is not available to the program, Tenant may, upon one hundred twenty (120) days written notice prior to the end date of any Lease Year, including the Partial Lease Year, terminate this Lease and the monthly rental due shall cease entirely at the end of such Lease Year or Partial Lease Year.

29. **ASSIGNMENT AND SUBLEASE BY TENANT.** Tenant shall not voluntarily or by operation of law assign, transfer, or mortgage, all or any part of Tenant's interest in this Lease or in the Premises, or permit the use or occupancy of the Premises or any part thereof by anyone other than Tenant, without Landlord's prior written consent. Tenant is permitted to sublease to sublessees under the terms provided in this Lease and as contemplated by Paragraphs 1 and 4 above

30. **NO RELEASE OF TENANT.** Notwithstanding anything to the contrary contained in this Lease, and regardless of Landlord's consent, no such assignment, encumbrance, subletting, transfer, lease or other permission for the use or occupancy of all or any part of the Premises shall release Tenant of Tenant's obligation to pay the rent and to perform all other obligations to be performed by Tenant under this Lease. Tenant and each such assignor further agree that Landlord may deal with the tenant in possession without notice to, and without the consent of, Tenant or any such assignor, and any and all extensions of time, modifications, or waivers shall be deemed to be made with the consent of Tenant and any such assignor. "Tenant in Possession" shall not ever be taken to include the resident sublessees contemplated by the terms of Paragraphs 1 and 4 above. Acceptance of rent by Landlord from any other person shall not be deemed to be a waiver by Landlord of any provision hereof. Consent to one assignment shall not be deemed consent to any subsequent assignment.

31. **NOTICES.** All notices to be given under the terms of this Lease shall be signed by the person sending the same, and shall be sent by certified mail, return receipt requested and postage prepaid, to the address of the parties specified below:

**For Landlord: The County of Dane  
Land & Water Resources Department  
Division of Land Acquisition  
Lyman F. Anderson Agriculture & Conservation Shopping Center  
5201 Fen Oak Court, Room 234  
Madison, WI 53718-8812  
Attn: Facilities Planner & Real Estate Officer**

**For Tenant: Verona Area Needs Network  
130 N. Franklin Street  
Verona, WI 53593  
Attn: President of the Board of Directors**

Any party hereto may, by giving five (5) days written notice to the other party in the manner herein stated, designate any other address in substitution of the address shown above to which notices shall be given.

32. **WAIVERS.** No waiver by Landlord of any provision of this Lease shall be deemed a waiver of any other provision hereof or of any subsequent breach by Tenant of the same or any other provision. Landlord's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of Landlord's consent to or approval of any subsequent act by Tenant. The acceptance of rent hereunder by Landlord shall not constitute a waiver of any breach by Tenant even if Landlord knows of such breach at the time of acceptance of such rent.

33. **HOLDING OVER.** Tenant shall surrender the Premises upon the expiration or termination of the term of this Lease. Any holdover not consented to by Landlord in writing shall not result in a new tenancy or interest and, in such case, Landlord may treat Tenant as a trespasser.

34. **CUMULATIVE REMEDIES.** No remedy or election hereunder shall be deemed exclusive but shall, wherever possible, be cumulative with all other remedies at law or in equity.

35. **COVENANTS AND CONDITIONS.** Each provision of this Lease performable by Tenant shall be deemed both a covenant and a condition.

36. **BINDING EFFECT; CHOICE OF LAW.** This Lease shall bind the parties, their heirs, personal representatives, successors and assigns. This Lease shall be governed by and be construed and interpreted in accordance with the laws of the State of Wisconsin.

37. **AUTHORITY.** Tenant executes this Lease as a corporation and represents and warrants that Tenant is a duly authorized and existing corporation that Tenant has and is qualified to transact business in Wisconsin, that the corporation has full right, authority and power to enter into this Lease and to perform its obligations under this Lease, that

each person signing this Lease on behalf of the corporation is authorized to do so and that this Lease is binding upon the corporation in accordance with its terms.

38. **NON-DISCRIMINATION.** Tenant agrees not to discriminate against any employee, subtenant or applicant because of race, religion, marital status, age, color, sex, disability, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, political beliefs or student status. Tenant further agrees not to discriminate against any contractor, subcontractor or person who offers to contract or subcontract for services under this Lease.

39. **SEVERABILITY.** If any term, covenant, condition, or provision of this Lease is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

In Witness Whereof, the undersigned Landlord and Tenant execute this Lease to be effective as of the day and date set forth above.

**SIGNATURES ON THE FOLLOWING PAGE**

**LANDLORD:**

DANE COUNTY:

By: \_\_\_\_\_

Printed Name and Title

By: \_\_\_\_\_

Printed Name and Title

**TENANT:**

VERONA AREA NEEDS NETWORK:

By:           R-J Q K to           12/16/14

ROBERT J. KASIETA, BOARD PRESIDENT

Printed Name and Title

By: \_\_\_\_\_

Printed Name and Title

