

FIRST AMENDMENT TO LEASE

THIS AMENDMENT, made and entered into by and between County of Dane (hereinafter referred to as “LESSOR”) and Urban Triage Incorporated (hereinafter referred to as “LESSEE”).

W I T N E S S E T H

WHEREAS, LESSOR and LESSEE (hereinafter referred to collectively as the “Parties”) have entered into a Lease for the premises at 1738 Roth Street in the City of Madison, Wisconsin, hereinafter referred to as the “Leased Premises” and both Parties desire to amend said Lease;

THEREFORE, in consideration of the conditions and the mutual covenants set forth hereafter and in the Lease, the receipt and sufficiency of which is hereby acknowledged by each party for itself, LESSOR and LESSEE agree that the Lease shall be amended as follows:

Section 8. UTILITIES AND CERTAIN SERVICES. LESSEE shall be responsible for and furnish at its own expense all water and sewer services, electricity and gas utility services required for LESSEE’S use of the leased premises. LESSEE shall furnish at its own cost and expense all other utilities needed, except that LESSOR shall provide internet services including Wi-Fi and one dedicated telephone line. LESSEE shall promptly pay all charges therefore when due. LESSOR shall provide pest control services, snow removal and lawn care services. LESSEE shall allow LESSOR viewer access to its utility accounts to monitor usage of utilities.

Section 49. SECURITY CAMERAS: LESSOR shall purchase, install and maintain nine (9) security cameras and two (2) Network Video Recorders at the Leased Premises.


- a) LESSOR shall install six (6) security cameras outside the house at locations acceptable to both Parties; said cameras and one (1) associated Network Video Recorder shall remain the property of the LESSOR.
- b) LESSOR shall install three (3) security cameras inside the house, at internal entryways, at locations acceptable to both Parties; said cameras and one (1) associated Network Video Recorder shall be the property of the LESSEE.
- c) LESSOR shall be responsible maintenance, repair and replacement of security cameras due to normal wear and tear and weather related damage. LESSEE shall be responsible for any damage to said cameras due to actions by LESSEE, its program participants, contractors or assigns and acknowledges that LESSOR has the right to pursue legal action for said damage.
- d) LESSEE shall be responsible for monitoring the security camera recordings, however LESSOR reserves the right to access and view said recordings.

All other terms, conditions and obligations of the Lease, except as otherwise expressly provided herein, remain in full force and effect.

IN WITNESS THEREOF LESSOR, by its authorized agent, and LESSEE have set their hands and seals as of the day and date by which both parties have caused this Addendum to Lease to be executed.

For LESSOR

Melissa Agard Date
County Executive

For LESSEE


Brandi Grayson Date
Chief Executive Officer 3/6/25