

AMENDMENT TO AMENDED AND RESTATED LEASE

THIS AMENDMENT TO AMENDED AND RESTATED LEASE is between Dane County, a Wisconsin quasi-municipal corporation ("Lessor"), and Corben Lakeland, LLC, a Wisconsin limited liability company ("Lessee"); and is effective upon (1) full execution by the authorized representatives of all parties and (2) the closing of the sale of the improvements on the Premises from Lessee to South Central Library System ("Assignee"), as evidenced by the recording of a deed conveying said improvements from Lessee to Assignee.

RECITALS

1. Lessor and Lessee are parties to Lease No. DCRA 96-12 Lease Lakeland, as amended and restated by Amended and Restated Lease No. DCRA 2016-18 (as amended and restated, the "Lease"), by which Lessee leases from Lessor land located adjacent to the Dane County Regional Airport at 1650 Pankratz Street, Madison, Wisconsin, as more fully described in Section 1 of the Lease (the "Premises"). The Lease is also known as "Lease Lakeland" as defined in that certain Second Amendment to Agreement Creating Leases, recorded on November 12, 2012 as Document No. 4931934.
2. Lessor and Lessee desire to amend the Lease to clarify the parties' rights and responsibilities.
3. Lessor has determined that the requested amendment is fair and reasonable.

AGREEMENT

Accordingly, the parties agree as follows:

1. The Lease will remain in full force and effect and is changed by this Amendment only to the extent expressly stated below.
2. In the first sentence of Section 7.J(2) of the Lease, the phrase "all risks" is deleted and replaced with "all insurable risks (based on coverage available under commercially reasonable standard policies of property and casualty insurance)."
3. In the first sentence of Section 11 of the Lease, the phrase "Upon termination or expiration of the primary term of the Lease or any extension thereof," is deleted and replaced with "When the Lease expires or otherwise terminates,".
4. The parties may evidence their agreement to be bound by the terms of this Amendment by one or more counterparts of this document, which together constitute a single document. A photocopy, facsimile, or electronic copy of this Amendment 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.

5. If the closing of Lessee's sale of the improvements on the Premises to Assignee does not occur prior to December 31, 2022, then this Amendment will be deemed void.

To evidence the parties' agreement to this Amendment to Amended and Restated Lease, they have executed and delivered it on the dates indicated below.

LESSOR

Dane County

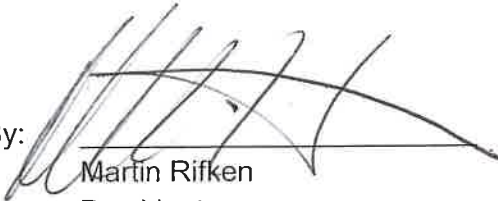
By: _____ Date: _____
Joe Parisi
Dane County Executive

By: _____ Date: _____
Scott McDonell
Dane County Clerk

LESSEE

Corben Lakeland, LLC

By: R&L Airport Associates, LLC, Manager

By:  _____ Date: 11/4/2022
Martin Rifken
President