

LEASE TERMINATION AGREEMENT

This Lease Termination Agreement ("Agreement") is made and entered into this ____ day of June, 2017 by and between Community Development Authority of the City of Madison ("Landlord"), Star One Staffing of Madison Incorporated ("Tenant") and James Perttu ("Guarantor").

Landlord, Tenant and Guarantor are parties to a lease dated ("Lease") dated May 20, 1999 for 1,133 square feet of space ("Premises") located at 7941 Tree Lane in Oakbridge Commons Office Building ("Office Building") in Madison, Wisconsin.

Tenant desires to move out of the Premises to a new premises at a different property ("New Premises").

FOR CONSIDERATION, and intended to be legally bound, Landlord, Tenant and Guarantor hereby mutually agree to an early termination of the Lease under the following terms and conditions:

1. The Lease shall be terminated effective the end of the day on September 30, 2017 ("Release Date"). Provided Tenant is not in default of the Lease, Tenant and Guarantor shall be released from all additional monetary and other responsibilities under the Lease after the Release Date. Tenant and Guarantor shall be responsible for payment to Landlord all monthly rent when due under the Lease through September 30, 2017. Tenant and Guarantor shall also be responsible for all utilities through September 30, 2017.
2. All fixtures paid for by and belonging to Tenant or Guarantor must be removed by the Release Date. Any damage to the Premises caused by such removal shall be repaired in a timely manner at Tenant's expense. Tenant and Guarantor shall leave in place as exists all building fixtures and building mechanical equipment, all walls, all plumbing, all carpet and all fluorescent lighting.
3. Landlord shall have the exclusive right to the physical possession and control of the Premises effective October 1, 2017, free of any claims by Tenant or Guarantor.
4. This Agreement is contingent upon Tenant executing a lease for the New Premises. In the event Tenant provides Landlord written notice prior to the Release Date that Tenant was unable to execute a lease for the New Premises, this Agreement shall be null and void and Tenant shall be liable for all rents and other amounts owing under the Lease from and after the Release Date as if this Agreement did not exist

< SIGNATURES ON NEXT PAGE >

AGREED:

Landlord: Community Development Authority of City of Madison

by: _____ Date: _____

Tenant: Star One Staffing of Madison Incorporated

by: _____ Date: _____
Chip Law, Director of Administration

Guarantor:

by: _____ Date: _____
James Perttu