



Department of Planning & Community & Economic Development

### Economic Development Division

Matthew B. Mikolajewski, Director

Madison Municipal Building, Suite 312  
215 Martin Luther King, Jr. Boulevard  
P.O. Box 2983  
Madison, Wisconsin 53701-2983  
Phone: (608) 266-4222  
Fax: (608) 261-6126  
[obr@cityofmadison.com](mailto:obr@cityofmadison.com)  
[www.cityofmadison.com/business](http://www.cityofmadison.com/business)

#### Office of Business Resources

Dan Kennelly  
(608) 267-1968

Michael Miller  
(608) 267-8721

Ruth Rohlich  
(608) 267-4933

To: Common Council & Board of Estimates  
From: Ruth Rohlich, Office of Business Resources  
Date: January 30, 2017

**Subject: Report of the Retail Improvement Grant Staff Team in Regard to the application:  
Community Pharmacy  
Madison Modern Market  
The Soap Opera  
Triangle Market**

**Summary:**

On October 6th, 2015 the Common Council adopted Resolution Number RES-15-00784 approving the Objective and Criteria for the State Street District Improvement Grant Program. The resolution specifies that all Retail Improvement Grants be referred to the Common Council for approval.

Attached for your review are the following Retail Improvement proposals and amendments:

- 1. **Community Pharmacy**  
341 State Street  
Retail Contact: Jules Lalor  
See "Attachment 1" for details.

The scope of the work included LED light fixtures installation at an estimated cost of \$712.00 total of which \$356.00 would be granted through the Retail Improvement Grant Program.

**Recommendation:**

Staff recommends approval of the \$356.00 eligible for reimbursement through the retail improvement grant.

Please note retailers have the ability to apply for additional grant funds up until the \$50,000 maximum per business is met or until the project ends. Currently Community Pharmacy has been approved for \$0. The approval of this recommendation would bring their total to \$356.00

Community Pharmacy Project Estimated Cost	\$712.00
Match	\$356.00
<b>Total City Retail Grant Funds</b>	<b>\$356.00</b>
<b>TOTAL</b>	<b>\$356.00</b>

January 31, 2017

- 2. Madison Modern Market**  
310 State Street  
Grantee: Calm Enterprises  
Retail Contact: Carmelo Alfano  
See "Attachment 2" for details.

The scope of the work includes updated lighting fixtures and installation at an estimated cost of \$2164.49 of which \$1082.24 would be granted through the Retail Improvement Grant Program.

**Recommendation:**

Staff recommends approval of the \$1082.24 eligible for reimbursement through the retail improvement grant.

Please note retailers have the ability to apply for additional grant funds up until the \$50,000 maximum per business is met or until the project ends. Madison Modern Market has been approved for \$0. The approval of this recommendation would bring their total to \$1082.24.

Madison Modern Market Project Cost	\$2164.49
Madison Modern Market Match	\$1082.25
<b>Total City Retail Grant Funds</b>	<b>\$1082.24</b>

- 3. The Soap Opera**  
319 State Street  
Grantee: Wisconsin Soaps, LLC  
Retail Contact: Sean Scannell  
See "Attachment 3" for details.

The scope of the work includes updated lighting fixtures, minor electrical repair and painting at a cost of \$387.66 of which \$177.55 would be granted through the Retail Improvement Grant Program.

In the Project Budget items 3 and 4 do not qualify for grant funding, but are able to be used by the applicant toward the match. The repairs were done by the property owner, who also is the businesses owner so there is no requirement for a lease submission.

**Recommendation:**

Staff recommends approval of the \$177.55 eligible for reimbursement through the retail improvement grant.

Please note retailers have the ability to apply for additional grant funds up until the \$50,000 maximum per business is met or until the project ends. Wisconsin Soaps, LLC has been approved for \$0. The approval of this recommendation would bring their total to \$177.56.

Soap Opera Project Cost	\$355.11
Soap Opera Match	\$177.57
<b>Total City Retail Grant Funds</b>	<b>\$177.56</b>

January 31, 2017

4. **Triangle Market/Amendment**

302 State Street

Grantee: Triangle Market

Retail Contact: Cas Salas

See "Attachment 4" for details.

On August 2<sup>nd</sup> 2016 the Common Council approved RES-16-00568 for disbursement of one half of the estimated \$4,793.90 of retail improvements for Triangle Market, which totaled \$2,396.95.

The scope of the work included LED light fixtures installation at an estimated cost of \$1,524.90 total of which \$762.45 would be granted through the Retail Improvement Grant Program.

As is sometimes the case, the actual cost of the work was \$1,780.00, \$255.10 more than the estimate of which \$127.55 would be eligible for reimbursement through the retail improvement grant.

**Recommendation:**

Staff recommends approval of the \$127.55 eligible for reimbursement through the retail improvement grant

Please note retailers have the ability to apply for additional grant funds up until the \$50,000 maximum per business is met or until the project ends. Currently Triangle Market has been approved for \$2,396.95. The approval of this recommendation would bring their total to \$2524.50.

Triangle Market Additional Project Cost	\$255.10
Triangle Market Match	\$127.55
<b>Total City Retail Grant Funds</b>	<b>\$127.55</b>
<b>TOTAL</b>	<b>\$127.55</b>

Conclusion

<b>Total funds requested</b>	
Total Project Costs	3486.70
Total Applicant Match	1743.77
<b>Total City Retail Grant Funds</b>	<b>\$1742.93</b>

Thank you,  
Ruth Rohlich  
Business Development Specialist  
[rrohlich@cityofmadison.com](mailto:rrohlich@cityofmadison.com)

January 31, 2017

# Attachment 1: Community Pharmacy

**CITY OF MADISON  
RETAIL IMPROVEMENT GRANT PROGRAM**



**Strengthening Downtown Independent Retail**

Department of Planning & Community & Economic Development  
Economic Development Division  
215 Martin Luther King Jr., Boulevard  
Ruth Rohlich 267-4933  
[rrohlich@cityofmadison.com](mailto:rrohlich@cityofmadison.com)

**PROGRAM APPLICATION**

Applicant: Jules Labor Phone: (608)251-3242  
 Business Name: Community Pharmacy Cooperative  
 Building Name: \_\_\_\_\_  
 Business Address: 341 State St., Madison Zip Code 53703  
 E-mail Address: jules@communitypharmacy.coop  
 Property Owner: Urban Land  
 Address: 341 State St. Suite G, Madison, WI 53703  
 Name of Grantee: Urban Land; McCaughey Development, LLP  
 Lease Terms: July 1, 2012 through June 30, 2022  
 Definition of Project Scope: New lighting (LED) more efficient, higher quality. Possibly new flooring/carpeting upstairs and or downstairs. Possibly a new ramp at back door for deliveries. \*Painting walls on the sales floor.

**ATTACHMENT**

Please provide photographs and copy of lease, land contract, or deed. Tenants must provide owner's written authorization.

**PROJECT BUDGET**

List Individual Project Elements: (new flooring, new lighting, restrooms, etc.)	Total Cost	Grant \$	Private \$
<u>New Lighting through PKK Lighting</u>	<u>\$11200 estimate for first set of lighting (part of store)</u>	<u>356-</u>	<u>356-</u>
_____	_____	_____	_____
_____	_____	_____	_____
Total:	_____	_____	_____

**CITY OF MADISON  
RETAIL IMPROVEMENT GRANT PROGRAM**



***Strengthening Downtown Independent Retail***

Department of Planning & Community & Economic Development  
Economic Development Division  
215 Martin Luther King Jr., Boulevard  
Ruth Rohlich 267-4933  
[rrohlich@cityofmadison.com](mailto:rrohlich@cityofmadison.com)

---

Contractor/Supplier: \_\_\_\_\_

Address: \_\_\_\_\_

**ATTACHMENT**

\* Bids, estimates, and/or contracts, product brochures, locater map and design drawings, if appropriate.

**REMARKS** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICANT'S CERTIFICATION**

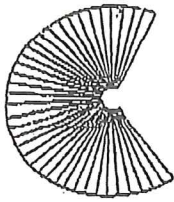
The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Madison Façade Grant Program and is true and complete to the best of the applicant's knowledge and belief.

Signature: *Julie Halper* Date: 4/18/16

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

Please send this completed application and accompanying materials:

Economic Development Division  
Attn: Ruth Rohlich  
215 Martin Luther King Jr. Boulevard, Room 312  
P.O. Box 2983  
Madison, WI 53701-2983



**PKK  
LIGHTING, INC.**

7182 US Hwy. 14 Suite 501  
Middleton, WI 53562  
Ph: (608) 836-7821  
Fx: (608) 836-0765  
chrisd@pkklighting.com

>>> INVOICE <<<

8/3

INVOICE NUMBER: 0175108-IN

INVOICE DATE: 7/9/2015

SALES ORDER REFERENCE: 0147991

SALESPERSON: RUSTY RAATZ

0006

INVOICE TO:

C357  
COMMUNITY PHARMACY  
341 STATE STREET  
MADISON, WI 53703

LOCATION SERVICED:

COMMUNITY PHARMACY  
341 STATE STREET  
MADISON, WI 53703

CUSTOMER P.O. SERVICE TYPE TERMS ARE NET 30.  
KATHERINE DELIVER 1.5% PER MONTH FINANCE CHARGES ON OVERDUE ACCOUNTS

ITEM NO.	ORDER	SHIPPED	B.O.	ITEM DESCRIPTION	UNIT PRICE	AMOUNT
21323	24.00	24.00	0.00	FO32/735	\$2.76	\$66.24
1G3019	2.00	2.00	0.00	F19G30 GLOBE	\$17.20	\$34.40
35018	4.00	4.00	0.00	F18W SPIRAL TCX LAMP	\$11.04	\$44.16
PU	0.00	0.00	0.00	PICK UP RECYCLING	\$0.00	\$0.00
*ST	0.00	0.00	0.00		\$0.00	\$0.00

**PAID**  
C.C. NO. 67688  
DATE 8-3-15

PLEASE NOTE PAYMENTS CAN BE MAILED TO OUR STREET ADDRESS

Net Invoice: \$144.80

REFERENCING INVOICE #:

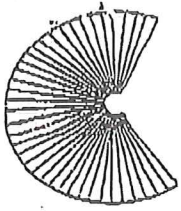
Sales Tax: \$7.96

**0175108**

WITH YOUR REMITTANCE IS VERY HELPFUL! THANKS!>>

Invoice Total:

**\$152.76**



**PKK  
LIGHTING, INC.**

7182 US Hwy. 14 Suite 501  
Middleton, WI 53562  
Ph: (608) 836-7821  
Fx: (608) 836-0765  
chrisd@pkklighting.com

>>> RECYCLING INVOICE <<<

INVOICE NUMBER: R075882-IN

INVOICE DATE: 7/9/2015

SALES ORDER REFERENCE:

SALESPERSON: RICK PORTZ 0003

INVOICE TO:

C357  
COMMUNITY PHARMACY  
341 STATE ST  
MADISON, WI 53703

LOCATION SERVICED:

COMMUNITY PHARMACY  
341 STATE ST  
MADISON, WI 53703

CUSTOMER P.O. SERVICE TYPE TERMS ARE NET 30.  
KATHERINE RECYCLING 1.5% PER MONTH FINANCE CHARGES ON OVERDUE ACCOUNTS

ITEM NO.	ORDER	SHIPPED	ITEM DESCRIPTION	UNIT PRICE	AMOUNT
4 FOOT	22.00	22.00	LAMP RECYCLING FEE	\$0.56	\$12.32
COMP W/BALLAST	8.00	8.00	COMPACT FLUORESCENT/BALLAST	\$1.20	\$9.60
A LINE	2.00	2.00	INCANDESCENT LAMP RECYCLING	\$0.30	\$0.60
*ST	0.00	0.00		\$0.00	\$0.00

**RECYCLING  
DIVISION**

PLEASE NOTE PAYMENTS CAN BE MAILED TO OUR STREET ADDRESS Net Invoice: \$22.52

REFERENCING INVOICE # :

**R075882**

WITH YOUR REMITTANCE IS VERY HELPFULI THANKSI>>

Sales Tax: \$0.00

Invoice Total: \$22.52



**Date** Wed 4/20/2016 11:54 AM  
**From** "Greg Hurd" <GregH@pkklighting.com>  
**To** "jules@communitypharmacy.coop" <jules@communitypharmacy.coop>  
**Subject** SPAM-LOW: Pricing for new track fixtures and lamps  
**Attachments** image001.png  
**View** HTML | Text | Header | Raw Content

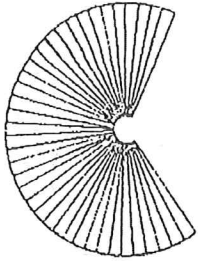
Hi Jules,

I must have emailed you before because your address came up as soon as I started to enter it. Anyway, the cost for a new track fixture for the non-extended tracks would be \$19.66 per fixture. The lamps run \$22.55 per. The fixtures we just put up on the extended track is more expensive at \$34.50 per fixture.

Thanks Jules. I'm glad you're getting compliments on the new lighting!

Greg Hurd  
Sales and Lighting Consultant  
PKK Lighting  
Ph: 608-836-7821  
Cell: 608-516-2366





**PKK  
LIGHTING, INC**

7182 Hwy. 14 - P.O. Box 620645  
Middleton, WI 53562-0645

Ph: (608)-836-7821 Fax (608)-836-0765

February 11, 2016

Jules  
Community Pharmacy  
341 State Street  
Madison, WI 53703

Re: Track Light Fixtures

Hello Jules:

I have determined that the same fixtures you have in the new track will fit your current suspended tracks. You did have that new track installed in July 2012.

The cost for new heads and LED lamps is \$41.50 per fixture. For the 13 new fixtures it would run \$539.50. For PKK to install these fixtures our labor cost would be around \$173.00. These are quite easy to install if you, or one of your colleagues, wanted to put them in. I could stop by and show you how and return the track fixture you loaned me while I'm at it if you wanted to go that route.

Let me know if you would like for me to proceed and get these ordered.

Thanks Jules.

Greg Hurd  
Sales and Lighting Consultant  
PKK Lighting  
Ph: 608-836-7821  
Cell: 608-516-2366



*\$74.00  
an hour  
labor cost*

*↳ We would like to  
do the whole store  
eventually, this is for  
one area.*

LEASE

BETWEEN

COMMUNITY PHARMACY COOPERATIVE, INC.

("TENANT")

and

McCAUGHEY DEVELOPMENT ASSOCIATES, LLP

("LANDLORD")

Dated: February 13, 2012

## LEASE

THIS LEASE ("Lease") is entered into as of the 13<sup>th</sup> day of February, 2012 (the "Execution Date"), by and between McCAUGHEY DEVELOPMENT ASSOCIATES, LLP ("Landlord"), whose address is as set forth in Section 13.09 below, and COMMUNITY PHARMACY COOPERATIVE, INC. ("Tenant"), a Wisconsin corporation, whose address is as set forth in Section 13.09 below.

### ARTICLE I

#### GRANT AND TERM

##### SECTION 1.01. PREMISES.

(a) Premises. Landlord leases to Tenant, and Tenant leases from Landlord, that part of the building located at 341 State Street, Madison, Wisconsin (the "Building") indicated on the floor plans attached hereto as Exhibit A and made a part hereof (the "Premises"), consisting of: (i) approximately 3,942 square feet of Rentable Area (calculated based on 3,738 square feet of Usable Area and a rentable-to-usable ratio of 1.055:1) on the ground floor of the Building (the "Ground Floor Space"); (ii) approximately 1,318 square feet of Rentable Area (calculated based on 1,318 square feet of Usable Area and a rentable-to-usable ratio of 1:1) on the second floor of the Building (the "2<sup>nd</sup> Floor Space"); and (iii) approximately 1,789 square feet of Rentable Area (calculated based on 1,789 square feet of Usable Area and a rentable-to-usable ratio of 1:1) on the lower level of the Building (the "Lower Level Space"). If additional space is added to the initial Premises pursuant to this Lease or any amendment thereto, the term "Premises" shall also be deemed to include such additional space. The Premises leased to Tenant do not include the land under the Building or the roof or outer walls of the Building, and the use thereof together with the right to install, maintain, use, repair and replace pipes, ducts, conduits, wires and structural elements leading through the Premises in locations which will not materially interfere with Tenant's use thereof and serving other parts of the Building are hereby reserved unto Landlord.

(b) Rentable Area and Usable Area. As used in this Lease, "Rentable Area" and "Usable Area" shall mean rentable area and usable area, respectively, as measured in accordance with *Standard Method For Measuring Floor Area in Office Buildings*, ANSI/BOMA Z65.1-1996, published by the Building Owners and Managers Association International. Tenant acknowledges that the Usable Area and Rentable Area of the Premises (including the component spaces thereof), the Expansion Spaces (as defined in Section 1.07 below) and the Building have been determined by Landlord's architect in accordance with the standards set forth herein (the "Final Measurement"). If Tenant does not dispute the Final Measurement within thirty (30) days after the Execution Date set forth in the preamble above (which Execution Date has been filled in by Landlord to indicate the date upon which this Lease has been fully executed and delivered by Landlord and Tenant), the Final Measurement shall be conclusively deemed to be approved by Tenant.

SECTION 1.02. LEASE TERM. The term of this Lease shall begin on July 1, 2012 (the "Commencement Date"), and end on June 30, 2022 (the "Expiration Date"), unless terminated sooner or extended pursuant to any of the provisions of this Lease.

SECTION 1.03. LEASE YEAR. The first "Lease Year" of the Lease term shall commence on the Commencement Date and end on the June 30, 2013. Each twelve (12) calendar month period thereafter shall constitute a "Lease Year".

SECTION 1.04. 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 with all personal property removed and in the same condition as the Premises existed on the Commencement Date (subject, however, to Tenant's obligations under Section 4.05 below), broom clean, reasonable wear and tear excepted, and shall surrender all keys to Landlord. Any activities to remove any items required to be removed under this Lease shall be performed in accordance with Section 4.01 below and conducted without causing damage to the Premises or the Building (or, if such damage occurs, repaired promptly, including the patching or repairing of ceilings and walls), and if such removal or repair is not timely completed, Landlord may perform such removal or repair at Tenant's expense. If Tenant remains in possession of the Premises after the expiration or earlier termination of this Lease without Landlord's express written consent to such holding over, then, in addition to other rights under applicable law, Landlord may elect to treat Tenant's continued possession as a tenancy at will, and Base Rent under Article III below for such holdover period shall be an amount equal one hundred fifty percent (150%) of the Base Rent payable under this Lease for the last full month prior to the date of such expiration or termination. Tenant's obligations under this Section shall survive the expiration or termination of this Lease.

SECTION 1.05. 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 or to show the Premises to inspectors, appraisers, prospective lenders, purchasers or tenants or to abate nuisances, to exercise its rights under Section 11.03 below, to cure dangerous conditions, to 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. Landlord shall use its reasonable efforts without incurring additional expense, in making any repairs, alterations, improvements or additions to the Premises or the Building, to keep the disruption of Tenant's business to a minimum. Nothing herein shall impose any duty upon Landlord to do any work or perform any other act that Tenant may be required to perform under this Lease, and the performance thereof by Landlord shall not constitute a waiver of Tenant's default in failing to perform it. If Tenant is not present to permit entry into the Premises, Landlord may, in case of emergency, enter by master key, or may forcibly enter. No entry or other act of Landlord under this Section 1.05 shall constitute an eviction of Tenant in whole or in part, or otherwise impose any liability on Landlord therefor, nor shall rent abate as a result of any such entry or act.

SECTION 1.06. OPTIONS TO EXTEND. Tenant shall have two (2) options (each an "Option") to extend the term of this Lease by an additional five (5) Lease Years each (each an "Option Term"), with the first Option Term commencing on the first day of the eleventh (11<sup>th</sup>)

IN WITNESS WHEREOF, Tenant and Landlord have executed this instrument as of the date set forth above.

TENANT

LANDLORD

COMMUNITY PHARMACY  
COOPERATIVE, INC.

McCAUGHEY DEVELOPMENT  
ASSOCIATES, LLP

By: [Signature]  
Name: BARBARA BROWN  
Title: Business Team

2/8/12

By: [Signature]  
Name: Thomas M. Neujahr  
Title: Partner

By: [Signature]  
Name: ANICIA SUKOWSKI  
Title: Partner

Please note - because we only need the lease length I have not included pp. 3-29. I have the entire lease I can provide it upon request.

Ruth Rohlich  
rrohlich@cityofmadison.com

January 31, 2017

# Attachment 2: Madison Modern Market

**CITY OF MADISON  
RETAIL IMPROVEMENT GRANT PROGRAM**



**Strengthening Downtown Independent Retail**

Department of Planning & Community & Economic Development  
Economic Development Division  
215 Martin Luther King Jr., Boulevard  
Ruth Rohlich 267-4933  
[rrohlich@cityofmadison.com](mailto:rrohlich@cityofmadison.com)

**PROGRAM APPLICATION**

Applicant: Madison Modern Market / Carmel / Albany Phone: 608-257-1555  
 Business Name: Madison Modern Market / Calm Enterprises *PR 8/25/16*  
 Building Name: \_\_\_\_\_  
 Business Address: 310 State St Zip Code 53707  
 E-mail Address: Calm@calm.com  
 Property Owner: Mark Osborne 608 692-2668  
 Address: \_\_\_\_\_  
 Name of Grantee: \_\_\_\_\_  
 Lease Terms: 5 year w/5 year option  
 Definition of Project Scope: New Lighting fixtures

Calm Enterprises is a WI Company established in 2007. PR 8/25/16

**ATTACHMENT**

Please provide photographs and copy of lease, land contract, or deed. Tenants must provide owner's written authorization.

**PROJECT BUDGET**

List Individual Project Elements: (new flooring, new lighting, restrooms, etc.)	Total Cost	Grant \$	Private \$
<u>New lighting</u>	<u>2164<sup>49</sup></u>	<u>1082<sup>24</sup></u>	<u>1082<sup>25</sup></u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
<b>Total:</b>	_____	_____	_____



**CITY OF MADISON  
RETAIL IMPROVEMENT GRANT PROGRAM**



***Strengthening Downtown Independent Retail***

Department of Planning & Community & Economic Development  
Economic Development Division  
215 Martin Luther King Jr., Boulevard  
Ruth Rohlich 267-4933  
[rrohlich@cityofmadison.com](mailto:rrohlich@cityofmadison.com)

---

Contractor/Supplier: Madison LISHAAS  
Address: 6701 WALK RD MADISON, WI 53719

**ATTACHMENT**

\* Bids, estimates, and/or contracts, product brochures, locator map and design drawings, if appropriate.

REMARKS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**APPLICANT'S CERTIFICATION**

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Madison Façade Grant Program and is true and complete to the best of the applicant's knowledge and belief.

Signature: \_\_\_\_\_ Date: 8/18/16  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please send this completed application and accompanying materials:

Economic Development Division  
Attn: Ruth Rohlich  
215 Martin Luther King Jr. Boulevard, Room 312  
P.O. Box 2983  
Madison, WI 53701-2983

Go Electric LLC

6828 State Highway 73  
Marshall, WI 53559

# Estimate

Date	Estimate #
8/11/2016	931

Name / Address
Pipefitters Caramello 520 State St. Madison, WI 53703

Project
2016-8-12 Modern ...

Description	Qty	Cost	Total
8-12-16 Modern Market To replace existing light fixtures and possibly install new light fixtures in store retail area.	10	70.00	700.00
Miscellaneous Material	1	50.00	50.00
		<b>Subtotal</b>	\$750.00
		<b>Sales Tax (0.0%)</b>	\$0.00
		<b>Total</b>	\$750.00

BLDCOD

1051103-0000-01

1051103-0000-01

CARMELLO  
213-2331  
310 STATE ST  
MADISON WI 53703

MADISON MOD MARKET

MADISON MOD MARKET

\*\*\*QUOTATION\*\*\*QUOTATION\*\*\*QUOTATION\*\*\*QUOTATION\*\*\*QUOTATION\*\*\*

1051103-0000-01 107 08/10/16 107 MADISON MOD MARKET

P 1

\*\*\*\*\*  
EXPIRATION DATE: 11/08/16  
\*\*\*\*\*

24	*S9383/ SATCO 6.5MR16/LED/40'/3000K MAD MOD RAIL KITS ## SPECIAL ORDER ITEM ## REFUNDABLE-25% RESTOCK FEE UNLESS INSTALLED, CUSTOM OR MISSING ORIG PKG ACK'D: _____	EA	13.42	322.08
1	*P6149-09/ PROGRESS 2LT DIRECTION FLUSH MT BRUSHED NICKEL MAD MOD SMALL WINDOW ## SPECIAL ORDER ITEM ## REFUNDABLE-25% RESTOCK FEE UNLESS INSTALLED, CUSTOM OR MISSING ORIG PKG ACK'D: _____	EA	74.41	74.41

CONTINUED

BLDCOD

1051103-0000-01

1051103-0000-01

CARMELLO  
213-2331  
310 STATE ST  
MADISON WI 53703

MADISON MOD MARKET

MADISON MOD MARKET

\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*

1051103-0000-01 107 08/10/16 107 MADISON MOD MARKET

P 2

2	7PAR20/LED/40/27K/FL S9405 DIMMABLE 500L REPL 50W MAD MOD SMALL WINDOW	EA	11.95	23.90
2	*52222-BS/ ACCESS MIRAGE 4LT CLUSTER SPOT BRUSHED STEEL MAD MOD RAIL KITS ## SPECIAL ORDER ITEM ## REFUNDABLE-25% RESTOCK FEE UNLESS INSTALLED, CUSTOM OR MISSING ORIG PKG ACK'D: _____	EA	118.56	237.12
8	*S9383/ SATCO 6.5MR16 MAD MOD RAIL KITS ## SPECIAL ORDER ITEM ## REFUNDABLE-25% RESTOCK FEE UNLESS INSTALLED, CUSTOM OR MISSING ORIG PKG ACK'D: _____	EA	13.42	107.36

CONTINUED

BLDCOD

1051103-0000-01

1051103-0000-01

CARMELLO  
213-2331  
310 STATE ST  
MADISON WI 53703

MADISON MOD MARKET

MADISON MOD MARKET

\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*

1051103-0000-01 107 08/10/16 107 MADISON MOD MARKET

P 3

1	*P4305-084/ KOVACS LED 10' RAIL KIT INCLUDES 5 SPOT HEAD MAD MOD LARGE WINDOW ## SPECIAL ORDER ITEM ## REFUNDABLE-25% RESTOCK FEE UNLESS INSTALLED, CUSTOM OR MISSING ORIG PKG ACK'D: _____	EA	273.00	273.00
3	*GKTH4305-084/ KOVACS LED SPOT HEAD MAD MOD LARGE WINDOW ## SPECIAL ORDER ITEM ## REFUNDABLE-25% RESTOCK FEE UNLESS INSTALLED, CUSTOM OR MISSING ORIG PKG ACK'D: _____	EA	35.10	105.30
2	*6517401-962/ SEAGULL LARGE PENDANT BRUSHED NICKEL MAD MOD FRONT COUNTER ## SPECIAL ORDER ITEM ## REFUNDABLE-25% RESTOCK FEE UNLESS INSTALLED, CUSTOM OR MISSING ORIG PKG	EA	92.04	184.08

CONTINUED

BLDCOD

1051103-0000-01

1051103-0000-01

CARMELLO  
213-2331  
310 STATE ST  
MADISON WI 53703

MADISON MOD MARKET

MADISON MOD MARKET

\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*\*\*QUOTATION\*\*\*

1051103-0000-01 107 08/10/16 107 MADISON MOD MARKET

P 4

ACK'D: \_\_\_\_\_

2

9A19/LED/27K/800L/D S9378 EA 6.75 13.50  
DIMMABLE  
MAD MOD FRONT COUNTER

1,340.75

0.00  
73.74  
0.00

TOTAL AMOUNT DUE  
1,414.49

Mark Osborn  
5831 Holscher Rd  
McFarland WI 53558

8/17/2016

Carmelo Alfano  
Owner:  
Madison Modern Market, formerly known as Pop Deluxe  
310 State St  
Madison WI 53703

Dear Carmelo

Here is a short letter to confirm your Tenancy and length of lease at 310 State St Madison WI.

The lease in question runs from April 2, 2013 until March 31, 2018 with a 5-year tenant option to extend, that commences on April 1, 2018 and ends on March 31, 2023.

I have also enclosed a copy of the first and last page of the lease with the financials redacted as I feel that information is personal, between us, and should not be shared publicly.

If you need any additional information, feel free to give me a call anytime.

Sincerely,



Mark Osborn  
Owner, Manager:  
310 State St.

Enclosures: 3

CC:

LEASE

THIS INDENTURE OF LEASE made and entered into this 2nd day of April, 2013 by and between Mark A. Osborn, hereinafter referred to as Landlord, and Carmelo A. Alfano, hereinafter referred to as Tenant.

WITNESSETH

1. DESCRIPTION: The Landlord, for and in consideration of the rentals hereinafter provided covenants and agreements hereinafter contained hereby lease to the Tenant the following property:

The first floor and loft known as 310 & 312 State Street, Madison, WI, Dane Co. Also portions of the basement thereunder. The first floor contains approximately 902 square feet more or less, the loft 339 square feet more or less and the basement 805 square feet more or less, The entire area is part of parcel #60-0709-144-2807-8.

2. LENGTH OF TERM: To have and hold said premises for a period of Five (5) years beginning on April 2, 2013 and ending on March 31, 2018

2A. OPTION TO EXTEND: This lease, at the option of the Tenant, may be extended for an additional period of Five (5) years, 60 months, beyond March 31, 2018 i.e. commencing April 1, 2018 and ending March 31, 2023 providing Tenants shall not be in default and that written notice of election to exercise such option is given by Tenant to Landlord not less than six months, 6 months, prior to the expiration of original lease period. Renewal or extension notice must be received by Landlord by October 1, 2017

3. RENTAL: Tenant agrees to pay Landlord as a minimum guarantee annual rent for said premises the sum of

---


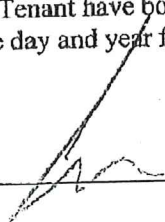

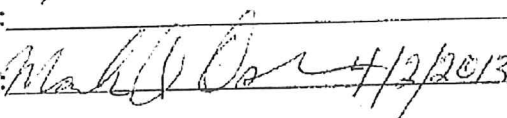



The undersigned parties acknowledge that they fully understand this lease and have received legal council or had the opportunity to receive legal council in regard to any and all aspects of the foregoing lease.

IN WITNESS WHEREOF, the Landlord and Tenant have both duly executed this lease and affixed their respective seals hereto, all being done on the day and year first above written.

WITNESS

DATE

 BY:  4/1/13 Tenant  
 BY: \_\_\_\_\_ Tenant  
BY:  4/2/2013 Landlord  
BY: \_\_\_\_\_ Landlord

Landlord agrees to waive the rent for April of the year 2013  Landlord

Contact info:

Ryan Osborn (608) 692-8292 C  
Mark Osborn (608) 692-2668 C  
(608) 838-3565 H

January 31, 2017

# Attachment Three: Soap Opera

**CITY OF MADISON  
RETAIL IMPROVEMENT GRANT PROGRAM**

***Strengthening Downtown Independent Retail***

Department of Planning & Community & Economic Development  
Economic Development Division  
215 Martin Luther King Jr., Boulevard  
Ruth Rohlich 267-4933  
[rrohlich@cityofmadison.com](mailto:rrohlich@cityofmadison.com)



**PROGRAM APPLICATION**

Applicant: Sean Scannell Phone (608) 921-7420  
 Business Name: Wisconsin Soaps LLC dba The Soap Opera  
 Building Name: N/A  
 Business Address: 319 State Street, Madison Zip Code 53703  
 E-mail Address: spscannell@gmail.com  
 Property Owner: Chuck Bauer and Chuck Beckwith  
 Address: 1833 Van Hise Ave, Madison, WI 53726  
 Name of Grantee: Wisconsin Soaps, LLC  
 Lease Terms: 10 year, \$35/sq ft NNNP4, 500/mo. Option to Purchase @ 3yr, Extension @ 5  
 Definition of Project Scope: Minor Improvement for efficient lighting & Painting & Replacement of old electrical outlets.

**ATTACHMENT**

Please provide photographs and copy of lease, land contract, or deed. Tenants must provide owner's written authorization.

**PROJECT BUDGET**

List Individual Project Elements: Total Cost Grant \$ *MR* Private \$ *MR*  
 (new flooring, new lighting, restrooms, etc.)

List Individual Project Elements: (new flooring, new lighting, restrooms, etc.)	Total Cost	Grant \$ <i>MR</i>	Private \$ <i>MR</i>
① <u>Over Counter Lighting</u> ✓	<u>105.53</u>	<u>52.76</u>	<u>52.77</u>
② <u>Store/Showroom Lighting</u> ✓	<u>221.33</u>	<u>110.67</u>	<u>78.12</u>
③ <u>Painting Supplies</u> ✓	<u>19.47</u> <i>meter only</i>	<u>—</u>	<u>9.47</u>
④ <u>Paint</u> ✓	<u>23.08</u> <i>meter only</i>	<u>—</u>	<u>23.08</u>
⑤ <u>Outlets/Electrical Repair</u> ✓	<u>28.25</u>	<u>14.12</u>	<u>14.13</u>
<b>Total:</b>	<u>387.66</u>	<u>\$177.56</u>	<u>\$177.57</u>
	<u>355.11</u> <i>MR</i>		

**CITY OF MADISON  
RETAIL IMPROVEMENT GRANT PROGRAM**



***Strengthening Downtown Independent Retail***

Department of Planning & Community & Economic Development  
Economic Development Division  
215 Martin Luther King Jr., Boulevard  
Ruth Rohlich 267-4933  
[rrohlich@cityofmadison.com](mailto:rrohlich@cityofmadison.com)

---

Contractor/Supplier: Menards  
Address: 430 Commerce Drive, Madison WI 53719

**ATTACHMENT**

\* Bids, estimates, and/or contracts, product brochures, locator map and design drawings, if appropriate.

REMARKS Labor was done by employees.

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**APPLICANT'S CERTIFICATION**

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Madison Façade Grant Program and is true and complete to the best of the applicant's knowledge and belief.

Signature: [Handwritten Signature] Date: 9-21-2016  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please send this completed application and accompanying materials:

Economic Development Division  
Attn: Ruth Rohlich  
215 Martin Luther King Jr. Boulevard, Room 312  
P.O. Box 2983  
Madison, WI 53701-2983

1

Use Your  2%  
BIG CARD REBATE

**MENARDS®**

**MENARDS - MADI WEST**  
430 Commerce Drive  
Madison, WI 53719

**KEEP YOUR RECEIPT**  
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 05/03/16

If you have questions regarding the charges on your receipt, please

email us at:  
MADIfrontend@menards.com



Sale Transaction

60W 3000K A19 NOND LED *	9.16
3531993 4 @2.29	
40W A15 FROST 3000K LED	90.87
3531663 13 @6.99	

TOTAL	100.03
TAX DANE-WI 5.5%	5.50
TOTAL SALE	105.53
VISA 2673	105.53
032816	

Swiped  
PO # 0

TOTAL SAVINGS 0.60

TOTAL NUMBER OF ITEMS = 17

Use Your  2%  
BIG CARD REBATE

**MENARDS**

**MENARDS - MADI WEST**  
430 Commerce Drive  
Madison, WI 53719

KEEP YOUR RECEIPT  
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for  
items on this receipt will be in the form  
of an in store credit voucher if the  
return is done after 07/07/16

If you have questions regarding the  
charges on your receipt, please  
email us at:

MADIfrontend@menards.com



Sale Transaction

65W BR30 SW LED DIM 4PK \*  
3531988 9.99

TOTAL 9.99  
TAX DANE-WI 5.5% 0.55  
TOTAL SALE 10.54  
CHASE VISA 2673 10.54  
PO # 0

Auth Code:07453G  
Chip Inserted  
a000000031010  
TC - 5b904a0bda30e573

TOTAL SAVINGS 10.00

TOTAL NUMBER OF ITEMS = 1

GUEST COPY

The Cardholder acknowledges receipt of  
goods/services in the total amount shown  
hereon and agrees to pay the card issuer  
according to its current terms.

THIS IS YOUR CREDIT CARD SALES SLIP  
PLEASE RETAIN FOR YOUR RECORDS.

**NOW HIRING**

THANK YOU, YOUR CASHIER, Sydney

20046 06 5603 04/08/16 07:22PM 3058

Use Your  2%  
BIG CARD REBATE

**MENARDS**

**MENARDS - MADI WEST**  
430 Commerce Drive  
Madison, WI 53719

KEEP YOUR RECEIPT  
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for  
items on this receipt will be in the form  
of an in store credit voucher if the  
return is done after 07/08/16

If you have questions regarding the  
charges on your receipt, please  
email us at:

MADIfrontend@menards.com



Sale Transaction

65W BR30 SW LED DIM 4PK \*  
3531988 20 @9.99 199.80

TOTAL 199.80  
TAX DANE-WI 5.5% 10.99  
TOTAL SALE 210.79  
CHASE VISA 2673 210.79  
PO # 0

Auth Code:02996G  
Chip Inserted  
a000000031010  
TC - 3f60f1b674f9ed64

TOTAL SAVINGS 200.00

TOTAL NUMBER OF ITEMS = 20

GUEST COPY

The Cardholder acknowledges receipt of  
goods/services in the total amount shown  
hereon and agrees to pay the card issuer  
according to its current terms.

THIS IS YOUR CREDIT CARD SALES SLIP  
PLEASE RETAIN FOR YOUR RECORDS.

**NOW HIRING**

THANK YOU, YOUR CASHIER, Sydney

20046 08 5277 04/09/16 05:03PM 3058

Use Your  2%  
BIG CARD REBATE

**MENARDS**

**MENARDS - MADI WEST**  
430 Commerce Drive  
Madison, WI 53719

If you have questions regarding the  
charges on your receipt, please  
email us at:  
MADifrontend@menards.com



Merchandise Return

1X1/2'' CORNER BRACE -ZI  
2250116 12 @0.35 4.20-  
ORIG STORE: 305B 4 7375 06/05/2016

TOTAL 4.20-  
TAX DANE-WI 5.5% 0.23-  
TOTAL SALE 4.43-  
VISA 7821 4.43-

TOTAL NUMBER OF ITEMS = 12

GUEST COPY


Menards has released this transaction  
to your financial institution. Your  
financial institution is responsible  
for processing this refund to your  
account. Please contact your financial  
institution for fund availability.

THIS IS YOUR CREDIT CARD SALES SLIP  
PLEASE RETAIN FOR YOUR RECORDS.

**NOW HIRING**

THANK YOU, YOUR CASHIER, Lori

22286 60 1114 06/06/16 09:17AM 305B

Use Your  2%  
BIG CARD REBATE

**MENARDS**

**MENARDS - MADI**  
430 Commerce Dr  
Madison, WI 53719

KEEP YOUR RECEIPT  
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for  
items on this receipt will be in the form  
of an in store credit voucher if the  
return is done after 09/03/16

If you have questions regarding the  
charges on your receipt, please  
email us at:  
MADifrontend@menards.com



Sale Transaction

Cust name: Sharpe, Eric  
4' BAMBOO STAKES  
2884802 2.88  
③ VINYL SPACKLING PINT  
5592319 3.79  
1-1/4" OD POP-UP STRAINERS  
6795416 3 @4.00 12.00  
LA DECOR 15A OUTLET  
3839795 2 @1.29 2.58  
⑤ WALL REPAIR PATCHES  
5591954 2 @2.49 4.98  
LA 16 DECOR PLATE  
3712492 2 @0.35 0.70  
8.25" WIRE STRIP/CRIMP-A  
3643881 19.99  
1X1/2'' CORNER BRACE -ZI  
2250116 12 @0.35 4.20

TOTAL 51.12  
TAX DANE-WI 5.5% 2.81  
TOTAL SALE 53.93  
CAPITAL ONE VISA 7821 53.93

PO # none  
Auth Code:01968G  
Chip Inserted  
a000000031010  
TC - 0290ccb133be98e9

TOTAL SAVINGS 0.57

TOTAL NUMBER OF ITEMS = 24

*-Tool for repair*

3

Use Your  2%  
BIG CARD REBATE  
**MENARDS**

**MENARDS - MADI WEST**  
430 Commerce Drive  
Madison, WI 53719

KEEP YOUR RECEIPT  
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for  
items on this receipt will be in the form  
of an in store credit voucher if the  
return is done after 08/25/16

If you have questions regarding the  
charges on your receipt, please  
email us at:  
MADIfrontend@menards.com



Sale Transaction

9" PAINT TRAY LINER 10CT	
5811673	4.99
3PK ROLLER COVERS	
5810210	3.99
TOTAL	8.98
TAX DANE-WI 5.5%	0.49
TOTAL SALE	9.47
CHASE VISA 2673	9.47
PO # 0	
Auth Code:05835G	
Chip Inserted	
a000000031010	
TC - d9e20f8a0ad53021	

TOTAL NUMBER OF ITEMS = 2

GUEST COPY

The Cardholder acknowledges receipt of  
goods/services in the total amount shown  
hereon and agrees to pay the card issuer  
according to its current terms.

THIS IS YOUR CREDIT CARD SALES SLIP  
PLEASE RETAIN FOR YOUR RECORDS.

**NOW HIRING**

THANK YOU, YOUR CASHIER, BOB

22256 04 3768 05/27/16 08:05AM 3058





MENARDS - MADI WEST  
430 Commerce Drive  
Madison, WI 53719

KEEP YOUR RECEIPT  
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 09/08/16

If you have questions regarding the charges on your receipt, please email us at:  
MADIfrontend@menards.com



Sale Transaction

④

LUCITE PAINT FLT WHT/PST 5517857	10.94
TOTAL	10.94
TAX DANE-WI 5.5%	0.60
TOTAL SALE	11.54
CAPITAL ONE VISA 7821	11.54
PO # 0	
Auth Code:03088G	
Chip Inserted	
a000000031010	
TC - 1050ff9743dcc72b	
TOTAL NUMBER OF ITEMS =	1

THE FOLLOWING REBATE RECEIPTS WERE  
PRINTED FOR THIS TRANSACTION:  
5066

GUEST COPY

The Cardholder acknowledges receipt of goods/services in the total amount shown hereon and agrees to pay the card issuer according to its current terms.

THIS IS YOUR CREDIT CARD SALES SLIP  
PLEASE RETAIN FOR YOUR RECORDS.



MENARDS - MADI WEST  
430 Commerce Drive  
Madison, WI 53719

KEEP YOUR RECEIPT  
RETURN POLICY VARIES BY PRODUCT TYPE

Unless noted below allowable returns for items on this receipt will be in the form of an in store credit voucher if the return is done after 09/09/16

If you have questions regarding the charges on your receipt, please email us at:  
MADIfrontend@menards.com



Sale Transaction

④

2" X 2' PVC PIPE 6898557	3.40
LUCITE PAINT FLT WHT/PST 5517857	10.94
2" PVC TEST CAP 6893208 3 @0.30	0.90
HACKSAW 12" STANLEY *	
2443909	4.99
2" PVC CAP 6891970	1.36
TOTAL	21.59
TAX DANE-WI 5.5%	1.19
TOTAL SALE	22.78
CAPITAL ONE VISA 7821	22.78
PO #	
Auth Code:06643G	
Chip Inserted	
a000000031010	
TC - 1f8a93d0d62716bb	
TOTAL SAVINGS	0.50
TOTAL NUMBER OF ITEMS =	7

with tax 11.54

Handwritten calculations:  

$$\begin{array}{r} 10.94 \\ 10.94 \\ \hline 21.88 \\ \times 0.055 \\ \hline 23.00 \end{array}$$
 (Initials)

January 31, 2017

# Attachment Four: Triangle Market

A.E.S | Advanced Energy Solutions LLC  
201 Thomas Pl  
Arena, WI 53711-2748  
(608)434-4313  
tara@aes4yourbiz.com  
http://www.aes4yourbiz.com

# INVOICE

**BILL TO**  
Triangle Market  
305 State St  
Madison, WI 53703

**INVOICE #** 1305  
**DATE** 10/12/2016  
**DUE DATE** 11/11/2016  
**TERMS** Net 30

ACTIVITY	QTY	RATE	AMOUNT
2016 FOE package fee	1	199.00	199.00
Additional Fee	1	235.99	235.99
Customer Co-pay	1	1,345.01	1,345.01
<b>PAYMENT</b>			1,780.00
<b>BALANCE DUE</b>			<b>\$0.00</b>

PAID

~~City 890~~  
~~Triangle Market 890~~

**CITY OF MADISON  
RETAIL IMPROVEMENT GRANT PROGRAM**



*Strengthening Downtown Independent Retail*

Department of Planning & Community & Economic Development  
Economic Development Division  
215 Martin Luther King Jr., Boulevard  
Ruth Rohlich 267-4933  
rrohlich@cityofmadison.com

**PROGRAM APPLICATION**

608-347-4035

Applicant: CAS SALAS Phone: 608-255-2116

Business Name: TRIANGLE MARKET

Building Name: \_\_\_\_\_

Business Address: 302 STATS ST MADISON Zip Code 53703

E-mail Address: trianglemarket@gmail.com

Property Owner: Wayne Dishaw

Address: 2344 Hidden Meadows Sun Prairie WI 53590

Name of Grantee: CAS SALAS

Lease Terms: 5 YEARS

Definition of Project Scope: update

**ATTACHMENT**

Please provide photographs and copy of lease, land contract, or deed. Tenants must provide owner's written authorization.

**PROJECT BUDGET**

List Individual Project Elements: Total Cost Grant \$ Private \$  
(new flooring, new lighting, restrooms, etc.)

List Individual Project Elements: (new flooring, new lighting, restrooms, etc.)	Total Cost	Grant \$	Private \$
✓ AWNING	1297.00	648.50	648.50
✓ LED Light Fixtures	1524.90	762.45	762.45
✓ FRAME HEATING ELEMENT	304.00	152.00	152.00
✓ FALSE CEILING	1227.00	613.50	613.50
✓ ELECTRICAL	441.00	220.50	220.50
Total:	4793.90	2396.95	2396.95

**CITY OF MADISON  
RETAIL IMPROVEMENT GRANT PROGRAM**



*Strengthening Downtown Independent Retail*

Department of Planning & Community & Economic Development  
Economic Development Division  
215 Martin Luther King Jr., Boulevard  
Ruth Rohlich 267-4933  
[rrohlich@cityofmadison.com](mailto:rrohlich@cityofmadison.com)

Contractor/Supplier: See Attach  
Address: \_\_\_\_\_

ATTACHMENT

\* Bids, estimates, and/or contracts, product brochures, locater map and design drawings, if appropriate.

REMARKS \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPLICANT'S CERTIFICATION

The Applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant under the City of Madison Retail Grant Program and is true and complete to the best of the applicant's knowledge and belief.

Signature: Las Salas Date: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Please send this completed application and accompanying materials:

Economic Development Division  
Attn: Ruth Rohlich  
215 Martin Luther King Jr. Boulevard, Room 312  
P.O. Box 2983  
Madison, WI 53701-2983

March 30, 2016

Mr. Casimiro Salas  
TRIANGLE MARKET  
302 State Street  
Madison, WI 53703

Dear Mr. Salas:

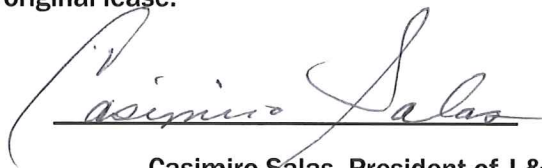
This letter will serve as an extension for your lease which ends May 31, 2017. This new extension will begin on June 1, 2017 and continue for five (5) years subject to the rent increases and terms stated in your last lease extension dated 2010. If this is acceptable, please sign below and return a copy to me.

Sincerely,

Wayne Dishaw

I hereby accept the above amendment to the original lease signed in 1993 and the terms and conditions above as well as in the original lease.

DATE 3/30/2016

A handwritten signature in cursive script that reads "Casimiro Salas". The signature is written in black ink and is positioned above a horizontal line.

Casimiro Salas, President of J & K Ltd.

# Aberdeen Apartments

The Very Finest in UW Campus  
Living at Affordable Pricing

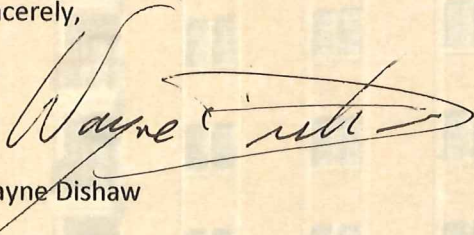
March 8, 2016

Mr. Casimiro Salas  
Triangle Market, Inc.  
302 State Street

Dear Mr. Salas:

I approve the remodeling you are planning for the Triangle Market store. Please keep me informed as you progress. I agree that the remodeling is a great idea.

Sincerely,



Wayne Dishaw

437 W. Gorham Street, Madison, WI 53703  
email: [Info@TheAberdeenApartments.com](mailto:Info@TheAberdeenApartments.com)  
[www.TheAberdeenApartments.com](http://www.TheAberdeenApartments.com)  
608.251.2069

