



Department of Planning & Community & Economic Development

Economic Development Division

Matthew Mikolajewski, Director

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Office of Real Estate Services

VIA EMAIL

June 30, 2026

John Brigham, Greg Rice and Jason Rice
MESC, LLC
2701 International Lane, Suite 100
Madison, WI 53704

RE: City of Madison Letter of Intent for a Third Amendment to Lease
2713 E Washington Avenue, Madison, Wisconsin
Project 11199

Dear EMI Team:

The City proposes the following terms and conditions to MESC, LLC (the “**Lessor**”), for the purpose of preparing a third amendment to the **Lease** between the parties, at your property subject to the approvals and terms set forth herein.

The purpose of this letter of intent (“**LOI**”) is to memorialize the terms and conditions so the City can submit a resolution to the Common Council for its approval of a third amendment to the Lease (the “**Third Amendment**”) No liability or obligation, legal or otherwise, shall be created by this LOI.

The respective sections and/or paragraphs in the Lease shall be amended and restated in a Third Amendment, substantially but not exclusively, on the following terms and conditions in a form approved by the City Attorney:

Lease: Lease dated December 1, 2016 and recorded December 21, 2016 with the Dane County Register of Deeds as Document No. 5293840; as well as the First Amendment dated September 30, 2020 and recorded October 5, 2020 with the Dane County Register of Deeds as Document No. 5644553; as well as the Second Amendment dated November 17, 2022 and recorded November 18, 2022 with the Dane County Register of Deeds as Document No. 5874393 (collectively the “**Lease**”)

Lessee (City): City of Madison

Lessor: MESC, LLC

**Leased Premises
(Section 1):**

4864 Total SF (3200 SF main storage area and 1664 SF Expanded Leased Premises (collectively the “**Leased Premises**”) located at 2713 E. Washington Avenue , Madison, Wisconsin. **Exhibit B** will be amended and restated per the attachment hereto. Exhibit C to the Lease, which shows the former Expanded Leased Premises, is no longer valid since this space is incorporated into the new definition of Leased Premises as shown in the amended and restated Exhibit B.

Property (Section 2):

Amend and restate the current legal description of the Property in Exhibit A as follows:

Lot 2, Dane County Certified Survey Map No. 14618, recorded in Volume 101 of Certified Surveys, pages 155-164 as Document No. 5360538, Dane County Register of Deeds, in the City of Madison, Dane County, Wisconsin.

**Extended Lease Term
(Section 4):**

Twenty-five (25) months commencing on December 1, 2026

Rent (Section 5 b):

\$9.88 per square foot with 3% annual escalations. See the attached **Exhibit 1- Extended Lease Term Rent Schedule**. Extended Lease Term Rent shall commence December 1, 2026.

**Extended Lease Term
Renewal Options
(Section 6):**

The existing Section 6 of the Lease shall be amended and restated to include (4) Four (1) One year options to renew the Extended Lease Term at the continued 3% annual escalations for the Rent rate as outlined in **Exhibit 2- Extended Renewal Option Term Rent Schedule**.

Use (Section 7) :

Revise the first sentence of this section to read: City will occupy and use the Leased Premises for the storage of voting and election equipment and activities related thereto, storage of any other City personal property. and for no other purposes without the prior written consent of Lessor, which consent shall not be unreasonably withheld, delayed or conditioned.

**Insurance and
Indemnification by Lessor
(Section 16):**

Amend and restate the first sentence therein to include the Extended Lease Term and any Extended Renewal Option Terms exercised.

All other provisions of the Lease will remain unchanged and will be in full force and effect.

This proposal is not intended to be a contract but is only an expression of those basic terms and conditions which will be incorporated into a final Third Amendment agreement, which will be on City's standard renewal form and will contain such content as may be mutually acceptable to Lessor and City, in the sole discretion of each. The Third Amendment is subject to the approval of City Finance and the City of Madison Common Council. Further, any binding agreement must be evidenced by such final Third Amendment lease agreement executed by both Lessor and City.

Please indicate your acceptance of the above terms and conditions by signing on the page below and returning a copy to us at your earliest convenience.

Regards,

Kris Koval

Kris Koval
Real Estate Development Specialist IV

Cc: Claire MacLachlan
Matt Mikolajewski
Lydia McComas
Grant Roeming
Dan Rolfs

SIGNATURES FOLLOW ON THE NEXT PAGE

RE: City of Madison Letter of Intent for a Third Amendment to Lease
2713 E Washington Avenue, Madison, Wisconsin

Agreed to and accepted this 30th day of June, 2026 by:


City:

By: Matthew B. Mikolajewski
Matt Mikolajewski

Its: _____
Director Economic Development Division

Date: 6/30/26

Lessor:

By: 
Jason Rice

Title President

Date: 6-30-2026

Exhibit 1- Extended Lease Term Rent Schedule.

Proposed Third Amendment-Rent
Schedule 5.28.26

Size (SF)-Premises

Main Storage	3200	
Expansion Space	1664	
Total Sq. Ft.	4864	SF

Exhibit 1- Extended Lease Term Rent Schedule Section 5 b)

City Proposed Options to Renew and Annual Rent Amounts	Ending Date	New Annual Rent for <u>Main Storage AND Expansion Space</u> (4864 SF)	Monthly Rent	Annual Rent Amount/SF
Extended Lease Term				
12.1.2026	12.30.2027	\$48,046.59	\$4,003.88	\$9.88
1.1.2028	12.30.2028	\$49,487.99	\$4,124.00	\$10.17

Exhibit 2- Extended Renewal Option Term Rent Schedule

Exhibit 2- Extended Renewal Option Term Rent Schedule Section 6
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City Proposed Options to Renew and Annual Rent Amounts	Ending Date	New Annual Rent for Main Storage AND Expansion Space (4864 SF)	Monthly Rent	Annual Rent Amount/SF
First Extended Renewal Option Term				
12.1.2029	12.30.2029	\$50,972.63	\$4,247.72	\$10.48
Second Extended Renewal Option Term				
12.1.2030	12.30.2030	\$52,501.81	\$4,375.15	\$10.79
Third Extended Renewal Option Term				
12.1.2031	12.30.2031	\$54,076.86	\$4,506.41	\$11.12
Fourth Extended Renewal Option Term				
12.1.2032	12.30.2032	\$55,699.17	\$4,641.60	\$11.45

AMENDED AND RESTATED EXHIBIT A
LEGAL DESCRIPTION

Lot 2, Dane County Certified Survey Map No. 14618, recorded in Volume 101 of Certified Surveys, pages 155-164 as Document No. 5360538, Dane County Register of Deeds, in the City of Madison, Dane County, Wisconsin.

Tax Parcel No. 251-0710-061-2936-8

AMENDED AND RESTATED EXHIBIT B
LEASED PREMISES FLOOR PLAN

The Leased Premises is the total area below within the bubbled outline that includes the Original Leased Premises and the Expanded Leased Premises.

