

LEASE

THIS LEASE (the "Lease"), signed in Madison, Wisconsin, is entered into as of the 1st day of August, 2016, by and between **LF Williamson LLC** ("Landlord"), by its managing member, Chuck Chvala, 315 S. Paterson St., Ste. 405, Madison, Wisconsin 53703 and **Fuegos Steak & Tapas LLC**, by its agents, Jordan Wegner and Cassandra Villarreal, 4551 Stein Ave., Madison, Wisconsin 53714 ("Tenant"), for the premises located at **904 Williamson St.**, Madison, WI 53703.

ARTICLE I

GRANT AND TERM

SECTION 1.01. PREMISES. Landlord leases to Tenant, and Tenant leases from Landlord, the commercial retail space on the ground level of the Willy Street Central mixed use development, located at 904 Williamson St, City of Madison, Dane County, Wisconsin, which consists of restaurant space outlined in yellow on the site plan attached as Exhibit A (the "Premises"), containing approximately 4,428 square feet, plus patio space of approximately 540 square feet.

The Premises leased to Tenant do not include the land under Willy Street Central, or the roof or outer walls of the building of Willy Street Central. Landlord reserves the right to place, maintain, repair and replace utility lines, pipes, tunneling and the like in, under, over, upon or through the Premises as may be reasonably necessary or advisable for the servicing of the Premises or other existing or future portions of Willy Street Central provided that, in the exercise of such rights, Landlord shall use its diligent efforts to minimize any disruption to Tenant's use and enjoyment of the Premises. Landlord further reserves the air rights above the Premises and Willy Street Central for Landlord's use, which may include, among other things, the upward expansion of Willy Street Central. Currently, Residential rental units occupy the space above the Restaurant Premises. No rights or licenses are acquired by Tenant by implication or otherwise except as expressly set forth in this Lease.

SECTION 1.02. LEASE TERM. The term of this Lease shall be for Ten Lease Years, unless terminated sooner pursuant to any of the provisions of this Lease. The term of this Lease and Tenant's obligation to pay rent and other charges due hereunder

- (f) Fire Sales. To permit no auction, fire, bankruptcy, litigation, damaged goods or similar sales in the Premises;
- (g) Insurance. To neither do nor suffer anything to be done or kept in or about the Premises which contravenes Landlord's insurance policies or increases the premiums therefor;
- (h) Sound. To permit no reproduction of sound which is audible outside the Premises.
- (i) Parking. Tenant shall have shared use of the parking lot located at 924/926 Williamson Street. To park Tenant's vehicles and to require all employees to park vehicles only in such places as may be designated from time to time by Landlord for the use of Tenant and its employees;
- (j) Heating, Cooling and Ventilation. To adequately heat and cool the Premises and maintain an adequate level of ventilation and dehumidify as necessary to prevent condensation and the growth of mold, bacteria, fungi, viruses and spores;
- (k) Solicitation. To solicit no business in the Common Areas, nor distribute handbills or other advertising matter to customers, nor place the same in or on automobiles in the Common Areas;
- (l) Compliance with Laws. To comply with all applicable ordinances, rules, regulations and requirements of all federal, state and municipal governments which relate to the premises or the business Tenant conducts on or from the Premises and with any direction pursuant to law of any public officer which shall impose upon Tenant any duty with respect to the Premises or the use and occupation thereof; and
- (m) Compliance with Rules. To comply with all reasonable rules and regulations which Landlord may from time to time establish for the use and care of the Premises, the Common Areas, and other facilities that comprise Willy Street Central.

SECTION 7.03. SIGNS. Tenant agrees that it shall not, without the prior written consent of Landlord, paint, erect or install any signs, lettering or placards or make any additions, alterations or changes to the exterior of the Premises, or place or permit to be placed any sign, advertising material or lettering upon the interior surface of any door or show window or any point inside the Premises from which the same may be visible from outside the Premises. Upon expiration or termination of the Lease,