

**FIRST AMENDMENT AND
NOTICE OF LEASE RENEWAL**

(This document pertains to a lease of less than 99 years and not a conveyance subject to
Transfer Return and fee per Sec. 77.21(1) Wis. Stats.)

This First Amendment and Notice of Lease Renewal is made as of this ____ day of _____, 2021, by and between the **Community Development Authority of the City of Madison**, a Wisconsin housing authority, located in Dane County, Wisconsin ("CDA"), and **Rooted WI, Inc.**, a Wisconsin non-stock corporation, f/k/a Community GroundWorks, Inc. ("Lessee").

WITNESSETH:

WHEREAS, the CDA and the Lessee are parties to that certain Lease, dated September 10, 2015 and recorded on September 15, 2015 with the Dane County Register of Deeds as Document No. 5184082 ("Lease"); and

WHEREAS, the Lease pertains to garden areas located on various parcels of CDA-owned land (garden areas are individually referred to as "Garden Area"; collectively referred to as "Leased Premises"); and

WHEREAS, the initial five (5)-year term of the Lease was for the period commencing on January 1, 2015 and expiring on December 31, 2019; and

WHEREAS, the CDA and Lessee desire to renew the term of the Lease for another five (5)-year period, in accordance with Paragraph 2 and Paragraph 3 of the Lease; and

WHEREAS, the CDA and Lessee agree that certain provisions of the Lease are outdated and warrant amending as provided herein.

NOW, THEREFORE, the City and the Lessee agree as follows:

1. Pursuant to Paragraph 2 and Paragraph 3 of the Lease, the term of the Lease is renewed for a five (5)-year period, commencing on January 1, 2020, and expiring on December 31, 2024 ("First Renewal Term").
2. The Site 1 – Baird-Fisher Garden Area no longer exists and is hereby deleted from the Leased Premises.
3. As of December 31, 2021, the Triangle Site Garden Area shall be deleted from the Leased Premises.

Return to: City of Madison
Economic Development Division
Office of Real Estate Services
P.O. Box 2983
Madison, WI 53701-2983

Tax Parcel Nos.: 251-0709-351-0401-1
251-0810-321-0806-2
251-0709-233-0106-7

4. The notice address for the Lessee set forth in Paragraph 21 of the Lease is hereby amended to read as follows:

All notices to be given under the terms of this Lease shall be signed by the person sending the same, and shall be sent by certified mail, return receipt requested and postage prepaid, to the address of the parties specified below. Electronic mail may be sent to the email address provided below with an active read receipt and shall include a statement that the electronic mail constitutes notice under the terms of this Lease.

For the CDA: Community Development Authority of the City of Madison
c/o City of Madison
Economic Development Division
Office of Real Estate Services
Attn: Manager
P. O. Box 2983
215 Martin Luther King, Jr. Blvd., Room 300
Madison, WI 53701-2983
Email: acmiller@cityofmadison.com and
ores@cityofmadison.com

For the Lessee: Rooted WI, Inc.
Attention: Executive Director
2702 International Lane, Suite 200
Madison, WI 53704
Email: info@rootedwi.org and marcia@rootedwi.org

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

Signatures begin on following page.

IN WITNESS WHEREOF, the parties have entered into this First Amendment and Notice of Lease Renewal as of the date first set forth above.

**COMMUNITY DEVELOPMENT AUTHORITY OF
THE CITY OF MADISON**

By:

Claude Gilmore, Chair

By:

Matt Wachter, Secretary

AUTHENTICATION

The signatures of the above named Claude Gilmore, Chair of the Community Development Authority of the City of Madison, and Matthew Wachter, Executive Director of the Community Development Authority of the City of Madison, are authenticated on this ____ day of _____, 2021.

Kevin Ramakrishna, Assistant City Attorney
Member, State Bar of Wisconsin

Signatures continue on following page.

ROOTED WI, INC.

By: _____
Marcia Caton Campbell, Executive Director

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2021 the above named Marcia Caton Campbell, Executive Director of Rooted WI, Inc., a Wisconsin non-stock corporation, and known to me to be the person who executed the above and foregoing instrument and acknowledged that they executed the foregoing instrument in such capacity as the deed of Rooted WI, Inc., by its authority.

Notary Public, State of Wisconsin

Print or Type Name

My Commission expires:_____

Execution of this document by the Community Development Authority of the City of Madison is authorized by CDA Resolution No. _____, File ID No. _____, approved by the Board of the Community Development Authority of the City of Madison on _____ ____, 2021.

Drafted by the City of Madison Office of Real Estate Services.

Project No. 10747