COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF MADISON, WISCONSIN

Resolution No. 4023 Authorizing for CDA to enter into an amendment to the lease between the Community Development Authority and Sports Town Corporation at The Village on Park The Community Development Authority of the City of Madison (the "CDA") currently leases 4,050 square feet within Village on Park to Sports Town Corporation dba Uncle Joe's ("Tenant"). The tenant has leased space at the programment of month basis. Under the current lease, tenant approximately \$17.27 pst plus the expense of gas and electricity for the premises. The CDA has negotiated the terms of a five year lease extension with the Tenant. NOW, THEREFORE, BE IT RESOLVED that the CDA is hereby authorizes to execute an amendment to the lease "Leased Premises: Leased Premises: 2234 South Park Street, Madison, WI, containing approximately 4,050 sqr feet (the "Leased Premises"). Landlord: Community Development Authority of the City of Madison (the "CDA") Tenant: Sports Town Corporation Use: Clothing Store Term: Five (5) years Security Deposit: One (1) month's rent. Credit shall be given for any security deposit currently by the CDA. Base Rental Rate: Base Rental Rate shall increase by three (3,00%) annually. Taxes / CAM / Insurance: Base Rental Rate shall increase by three (3,00%) annually. The Leased Premises: The Leased Premises shall be separately metered for gas and electric and Tenant shall be responsible to pay the cost of separately metered utilities to inside the Leased Premises.									
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BE IT STILL FURTHER RESOLVED that the Chair and Secretary of the CDA are hereby authorized to execute, deliver and record the Lease Amendment and to take such other actions as shall be necessary or desirable to accomplish the purposes of this Resolution.

None

Tenant Improvements: