

EXHIBIT A

City's Property:

Lots Eight (8), Nine (9) and Ten (10), Block Eight (8), University Addition to Madison, in the City of Madison, Dane County, Wisconsin.

Lessee's Property:

The South 44 feet of Lot One (1), Block Eight (8), University Addition to Madison, in the City of Madison, Dane County, Wisconsin.

Leased Premises:

Part of Lot Eight (8), Block Eight (8), University Addition to Madison, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the Northwest corner of said Lot Eight (8); thence Easterly along the North line of said lot to the Southeast corner of Lot One (1) of said Block Eight (8); thence Southerly on the extension of the East line of said Lot One (1), 2.13 feet; thence Westerly 86.38 feet to a point on the West line of said Lot Eight (8), 1.52 feet Southerly of the point of beginning; thence Northerly along said West line 1.52 feet to the point of beginning.

Note: The vertical limits of the Leased Premises extend from the lowermost subsurface extent of the Lessee's Building to the uppermost extent of the Lessee's Building.