

EXHIBIT A

Leased Premises:

Outlot 3, Certified Survey Map No. 8037, located in the City of Sun Prairie, Dane County, Wisconsin, excluding those lands being utilized for detention and pedestrian/bicycle path purposes.

AND

Part of Lot 1 of Certified Survey Map Number 8037 as recorded in Volume 43, of Certified Surveys, on Pages 17-20, as Document Number 2724835, Dane County Registry, also located in the Northwest Quarter of the Southeast Quarter of Section 14, Township 8 North, Range 10 East, City of Sun Prairie, Dane County, Wisconsin, more fully described as follows:

Beginning at the southwest corner of said Lot 1; thence North 00 degrees 38 minutes 52 seconds East along the west line of said Northwest Quarter of the Southeast Quarter of Section 14, 2,715.36 feet; thence South 40 degrees 42 minutes 41 seconds East, 369.98 feet; thence South 49 degrees 06 minutes 57 seconds East, 177.56 feet; thence South 49 degrees 06 minutes 57 seconds East, 80.00 feet; thence South 49 degrees 06 minutes 57 seconds East, 386.54 feet; thence South 00 degrees 38 minutes 52 seconds West, 1,097.12 feet; thence South 39 degrees 10 minutes 43 seconds West, 1,181.79 feet to said west line of the Northwest Quarter of the Southeast Quarter of Section 14 to the point of beginning. Containing 1,393,920 square feet or 32 acres, more or less. **Excluding those lands being utilized for pedestrian/bicycle path purposes.**

Said lands comprise approximately 35 tillable acres.