

EXHIBIT A

Legal Description of the Property

Real property in the City of Madison, County of Dane, State of Wisconsin, described as follows:

Part of Lot Thirty (30), Blooming Grove Assessor's Plat No. 7, in the City of Madison, Dane County, Wisconsin, described as follows:

Beginning at the Southeast corner of Lot 29 of said Assessor's Plat; thence South 00°51' East, 19.3 feet; thence North 89°06' East, 538.69 feet; thence North 00°23' West, 152.65 feet to the South line of newly widened Cottage Grove Road; thence South 89°10' West, along said South line of newly widened road, 539.95 feet to its point of intersection with the East line of above mentioned Lot 29; thence South 00°51' East along said East line of Lot 29, 134.0 feet to the point of beginning.

Tax Parcel No: 251-0710-093-0312-5

EXHIBIT B
LEASED PREMISES

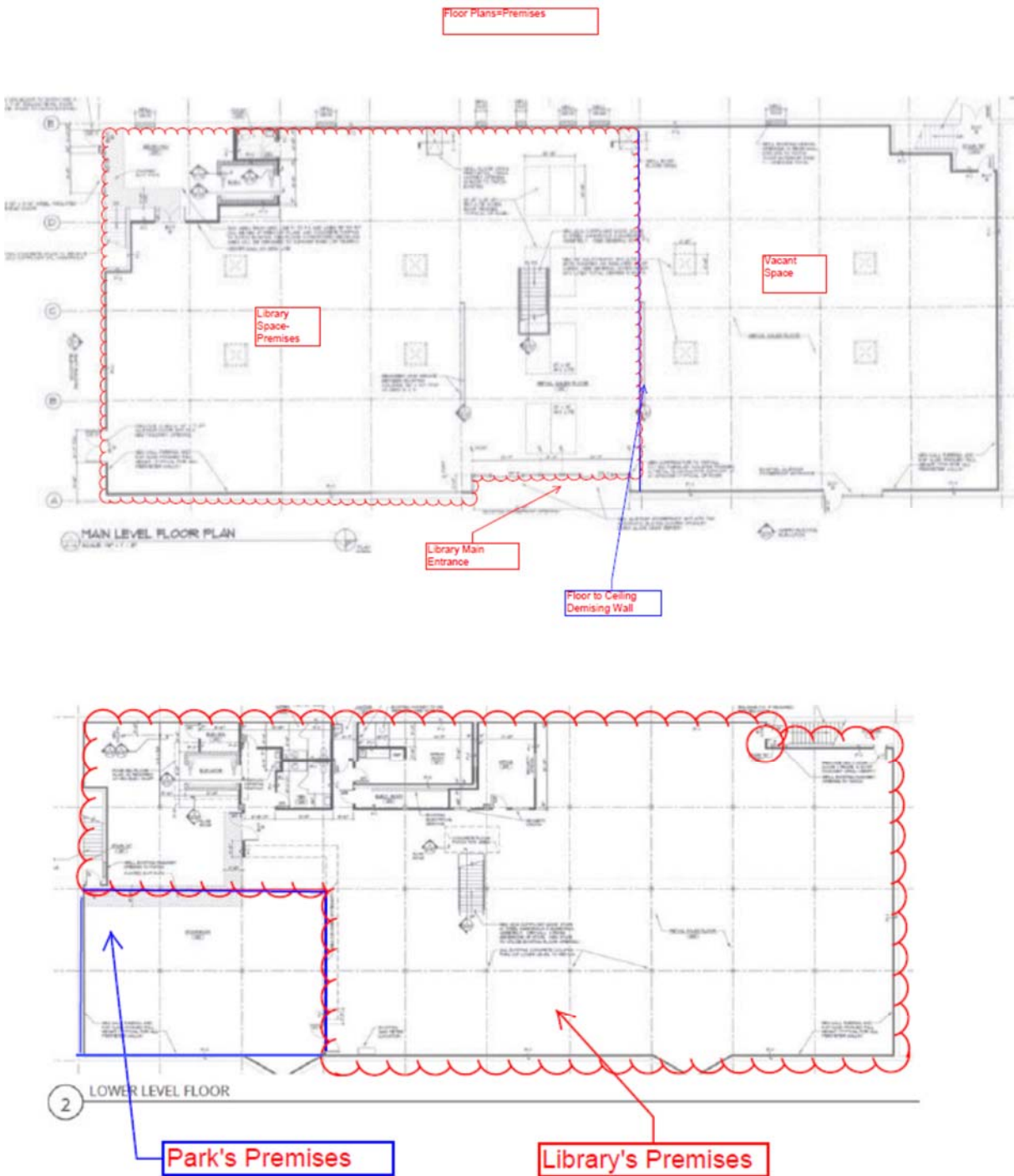


EXHIBIT C

RIGHT OF FIRST REFUSAL SPACE

