

Exhibit C

The Leased Premises

That portion of Lots 11, 12, 14, 15 and 16 of Block 223 of Farwell's Replat of the City of Madison, Dane County, Wisconsin, more particularly described as follows:

Commencing at the intersection of the northwesterly right-of-way line of East Washington Avenue and the Northeasterly right-of-way of a former Railroad now owned by the City of Madison, said point being on the southeasterly platted boundary line of Block 223, Farwell's Replat of the City of Madison, said point also being the point of beginning of this description, thence S 45°44'17" W, along said northwesterly right-of-way line and southeasterly block line, 60.11 feet; thence N 04°01'32" E, 186.07 feet; thence 80.21 feet along the arc of a 5749.21 foot radius curve to the right with a chord bearing, N 04°25'31" E, 80.21 feet, and a delta angle of 00°47'58"; thence S 85°10'29" E, 40.00 feet; thence 79.65 feet along the Southeasterly right-of-way line of said former railroad, along the arc of a 5709.58 radius curve to the left with a chord bearing, S 04°25'32" W, 79.65 feet, and a delta angle of 00°47'59"; thence S 04°01'32" W, along the southeasterly right-of-way line of said former railroad, 141.18 feet to the point of beginning.

This description contains an area of 9,742 square feet or 0.22 acres.