

EXHIBIT B

Parking Space Lease Terms

Commencement Date:	Closing date for purchase of Properties.
Use:	Lease of parking spaces in City parking facilities (surface and structured) for State share-ride vans.
Number of Parking Spaces:	Maximum of thirty (30) parking spaces.
Parking Space Locations:	Brayton Public Parking Lot or any other City downtown parking facility (surface or structured) that can accommodate van height, with the exception of the Buckeye Parking Lot. The parking spaces will not be designated.
Term:	Life of State share-ride program or agreement of parties to terminate lease.
Rental Rate:	The State of Wisconsin shall pay the current monthly Resident Rental Rate for the parking facility it is using for each share-ride van. The City shall have the right, at its sole discretion, to modify the monthly Resident Rental Rate for any of its parking facilities.
Rental Rate Start Date:	Sixty (60) days after Commencement Date of lease.
Vacation of Properties:	During the sixty (60) day period after the Commencement Date the State shall be allowed to continue to use the parking spaces on the Properties without charge to allow the State to notify workers currently parking on the Properties that their parking privileges will be terminated. During this period the State shall maintain liability insurance and be responsible for the maintenance of the parking spaces on the Properties including, but not limited to, snow and ice removal, enforcement and any utilities.
Parking Space Availability:	Monday through Friday from 6:00 a.m. to 6:00 p.m. The City shall provide access cards to each share-ride van.