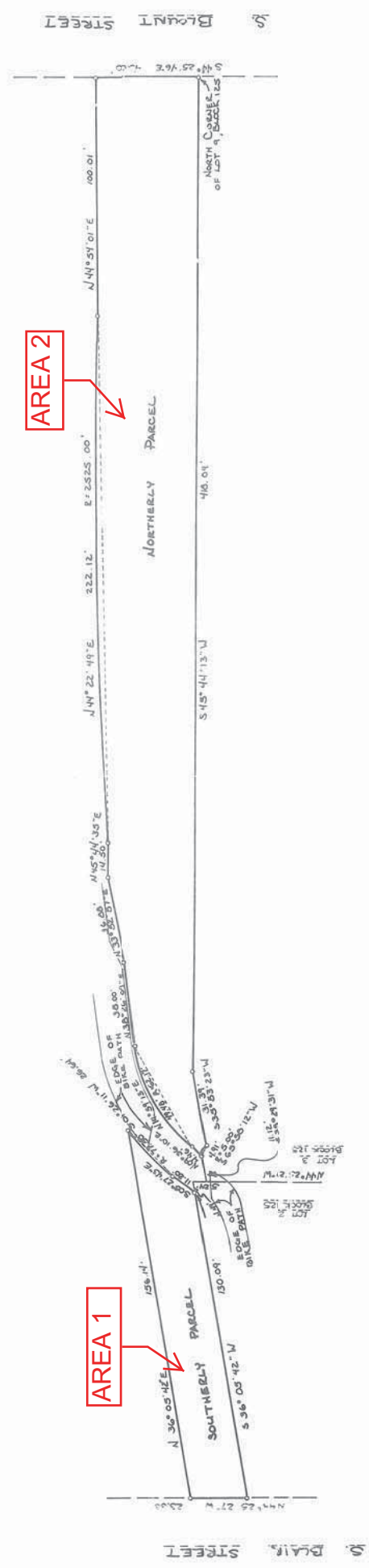


MADISON LEASE PARCEL
ADJACENT TO BLOCK 125 ORIGINAL PLAT OF MADISON

EXHIBIT A
LEASED PREMISES



Lease Premises (southerly parcel)

The City does hereby lease to lessee the following described portion of East Wilson Street right-of-way:

Part of the South 1/2 of Section 13, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Commencing at the North corner of Lot 9, Block 125, of the Original Plat of the City of Madison; thence S45°44'13" W, 418.09 feet along the Northwest line of said Block 125; thence S35°53'23" W, 31.39 feet to a point on a curve; thence southwestwardly on a curve to the left which has a radius of 5 feet and a chord which bears S65°58'12" W, 4.91 feet; thence S15°29'31" W, 11.12 feet to the lot line common to Lots 2 and 3 of said Block 125; thence N44°25'27" W, along said lot line, 5.24 feet; thence S36°05'42" W, 4.49 feet to the point of beginning; thence continuing S36°05'42" W, 130.09 feet to the northeast right-of-way line of South Blair Street extended southeasterly; thence N44°25'27" W, 23.33 feet on said right-of-way line to its point of intersection with the city right-of-way back curve located on September 23, 1885; thence N30°05'42" E, 156.14 feet along said curve; thence southwestwardly on a curve to the left which has a radius of 77.50 feet and a chord which bears S01°26'11" W, 26.64 feet; thence S08°27'43" E, 11.20 feet to the point of beginning. CONTAINING 3,247 S.F.

Lease Premises (northerly parcel)

The City does hereby lease to lessee the following described portion of East Wilson Street right-of-way:

Part of the South 1/2 of Section 13, Town 7 North, Range 9 East, City of Madison, Dane County, Wisconsin, more fully described as follows:

Beginning at the North corner of Lot 9, Block 125, of the Original Plat of the City of Madison; thence S45°44'13" W, 418.09 feet along the Northwest line of said Block 125; thence S35°53'23" W, 31.39 feet to a point on a curve; thence southwestwardly on a curve to the left which has a radius of 5 feet and a chord which bears S65°58'12" W, 4.91 feet; thence N0°36'10" E, 4.46 feet to a point on a curve; thence northeasterly on a curve to the right which has a radius of 62.17 feet and a chord which bears N44°59'13" E, 49.48 feet; thence N38°26'09" E, 35.00 feet; thence N33°52'57" E, 36.88 feet; thence N45°44'35" E, 14.50 feet to a point that is 38.00 feet southeast of, measured at right angles to, the southeast rail (nearest rail) of the Chicago and Northwestern Transportation Company Railroad; thence on a curve to the right, convex to the northwest having a radius of 2525.00 feet and a chord which bears S12°49' E, 22.12 feet; thence parallel to said rail to the point of beginning; thence S44°25'46" E, 100.01 feet (parallel to said rail); thence S44°25'46" E, 43.00 feet on said right-of-way line to the point of beginning. CONTAINING 16,505 S.F.

SURVEYED FOR
 CITY OF MADISON
 REAL ESTATE DEVELOPMENT SECTION
 215 MARTIN LUTHER KING JR. BLVD.
 MADISON, WI.

[Handwritten Signature]

