

EXHIBIT B

Special Conditions for Garden Areas

Site #14 – Rennebohm Park Garden Area

1. In addition to and in accordance with the provisions of Paragraph 6 of the Lease (Use), the permitted hours of use for the Rennebohm Park Garden Area shall coincide with the hours that Rennebohm Park is open for the public, as established by City of Madison General Ordinance Section 8.21.
2. In addition to and in accordance with the provisions of Paragraph 8 of the Lease (Subletting of Leased Premises), the right to sublease a garden plot shall be granted to residents on a first-come, first-serve basis subject to the following preference order: first preference to use of the plots shall be given to former Sheboygan Community Garden gardeners living in close proximity to the Rennebohm Park Garden Area; second preference shall be given to all other residents of the City of Madison.
3. The Lessee shall be allowed vehicle access to the Rennebohm Park Garden Area up to three (3) times per calendar year, subject to the Park Superintendent's prior written approval of the route and timing of said access. The Lessee shall promptly repair any damage (e.g., rutting, turf damage, damage to the curb) resulting from such vehicular access. Such repairs shall be performed in a manner satisfactory to the Park Superintendent.
4. Except as provided in the above Paragraph 3, no vehicular access or parking of vehicles shall be permitted on the Rennebohm Park Garden Area or within Rennebohm Park. Parking shall only be permitted on the neighboring public streets, subject to any existing parking restrictions.
5. No permanent improvements are to be placed on the Rennebohm Park Garden Area by the Lessee or its sublessees, with the exception that the following improvements shall be allowed at the Lessee's sole cost, subject to the Park Superintendent's prior written approval of plans and specifications therefor and subject to any necessary zoning or building permit review and approval: (1) facilities for water service (water hoses shall only be permitted within the Rennebohm Park Garden Area); (2) a fence enclosing the Rennebohm Park Garden Area; (3) raised garden beds; and (4) a bulletin board constructed of stained wood and not exceeding a height of five feet (5') above grade level. The City reserves the right, in its sole discretion, to require that the bulletin board be removed at the end of each growing season.
6. Notwithstanding the provisions in the Paragraph 5, the Lessee shall be permitted, at the Lessee's sole cost, to place a storage shed within the Rennebohm Park Garden Area; the size, type, and location of said storage shed shall be subject to the Park Superintendent's prior written approval and subject to any necessary zoning or

building permit review and approval. No alterations to the storage shed shall be permitted without the Park Superintendent's prior written approval.

7. The removal or trimming of any trees or shrubs within the Rennebohm Park Garden Area shall be at the Lessee's sole cost and discretion.
8. Prior to commencing the initial garden installation, the Lessee shall contact Diggers Hotline to identify the locations of any underground utilities within the Rennebohm Park Garden Area. The garden area shall be reduced as necessary to avoid conflict with any identified utility facilities.
9. The Lessee agrees to hold the City harmless for any disruption to the Lessee's use of the Rennebohm Park Garden Area and for any damages to the Lessee's plantings or other personal property on the Rennebohm Park Garden Area which may result from work by the City or its agents related to public improvements or facilities, mowing within or adjacent to the Rennebohm Park Garden Area, or storm water flooding or overflow.