

EXHIBIT - FIRST AMENDMENT TO LEASE

(This document pertains to a lease of less than 99 years and not a conveyance subject to Transfer Return and Fee per Sec. 77.21(1) Wis. Stats.)

This First Amendment to Lease is made as of April 27, 2023, by and between the **City of Madison**, a Wisconsin municipal corporation (the "City") and **Tiger Lily Seeds**, a sole proprietorship (the "Lessee").

WITNESSETH:

WHEREAS, the City and the Lessee are parties to that certain Lease, dated April 27, 2016 and recorded on May 4, 2016 with the Dane County Register of Deeds as Document No. 5231707 (the "Lease"); and

WHEREAS, the parties desire to amend the Lease as detailed herein.

NOW, THEREFORE, for good and valuable mutual consideration, the delivery and receipt of which is hereby acknowledged by and between the parties, the City and the Lessee agree as follows:

1. Exhibit B to the Lease is hereby deleted and replaced with the attached Exhibit B – 1st Amendment.
2. Paragraph 9 of the Lease is hereby deleted and replaced with the following: The Lessee shall be responsible for all costs related to water usage billed the Leased Premises. The City Engineering Division-Storm Water Utility shall be responsible for all other utility charges including sewer, stormwater, and any other utilities billed to the Leased Premises.
3. Paragraph 20 of the Lease is hereby deleted and replaced with the following: All notices to be given under the terms of this Lease shall be signed by the person sending the same, and shall be sent by certified mail, return receipt requested and postage prepaid, to the address of the parties specified below. If electing to use electronic mail, said emails shall be sent to the email addresses provided below with an active read receipt and shall include a statement that the electronic mail constitutes notice under the terms of this Lease.

For the City:

Office of Real Estate Services
Economic Development Division - City of Madison
P. O. Box 2983
215 Martin Luther King, Jr. Blvd., 3rd Floor
Madison, WI 53701-2983
Email: acmiller@cityofmadison.com and
ores@cityofmadison.com

RETURN TO: City of Madison
Economic Development Division
Office of Real Estate Services
P.O. Box 2983
Madison, WI 53701-2983

Tax Parcel No.: 251-0710-092-2522-0

For the Lessee: Tiger Lily Seeds
Attn: Daniel Moriarity

Email: tigerlilyseeds@hotmail.com

Any party hereto may, by giving five (5) days written notice to the other party in the manner herein stated, designate any other address in substitution of the address shown above to which notices shall be given.

4. All other provisions of the Lease remain in full force and effect.

IN WITNESS WHEREOF, the parties have entered into this First Amendment to Lease as of the date first set forth above.

TIGER LILY SEEDS

By: _____
Daniel Moriarity, Business Manager

State of Wisconsin)
)ss.
County of Dane)

Personally came before me this _____ day of _____, 2023, the above named Daniel Moriarity, Business Manager of Tiger Lily Seeds, a sole proprietorship, known to be the person who executed the foregoing instrument and Business Manager of said sole proprietorship, and acknowledged that she executed the foregoing instrument as such Business Manager as the deed of said sole proprietorship, by its authority.

Notary Public, State of Wisconsin

(print or type name)
My Commission: _____

CITY OF MADISON

By: _____
Satya Rhodes-Conway, Mayor

By: _____
Maribeth L. Witzel-Behl, City Clerk

AUTHENTICATION

The signatures of Satya Rhodes-Conway, Mayor, and Maribeth Witzel-Behl, Clerk, on behalf of the City of Madison, are authenticated on this ____ day of _____, 2023.

Matthew Robles, Assistant City Attorney
Member of the Wisconsin Bar

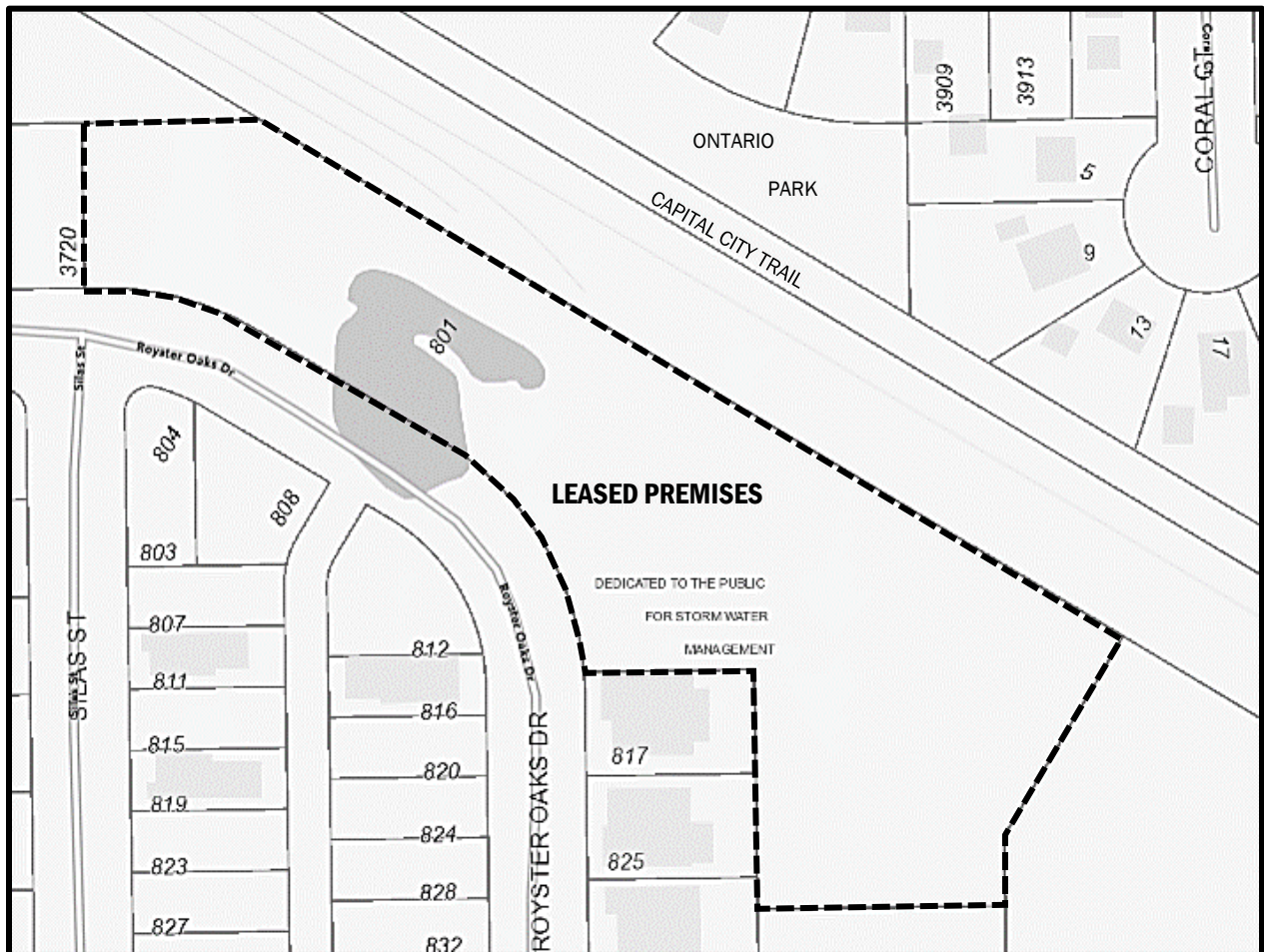
Execution of this First Amendment to Lease is authorized by Resolution Enactment No. RES-23-_____, File ID No. _____, adopted by the Common Council of the City of Madison on _____, 2023.

Drafted by the City of Madison Office of Real Estate Services

Project No. 10963

EXHIBIT B

Leased Premises – 1st Amendment



Not to scale. Viewers are advised to ignore illegible text on this map. It is presented to show spatial relationship only. Drafted and authorized by: Andy Miller (Andy Miller, Real Estate Specialist)