

EXHIBIT A

AIR RIGHTS LEASE Legal Description of the Leased Premises

Certain Air Space over and across part of the right-of-way of Commerce Drive as dedicated by Certified Survey Map No. 10820, as recorded in Volume 64 of Certified Survey Maps, on pages 258-261, as Document No. 3767667 at and above an elevation of 1108.00 feet and at and below an elevation of 1133.00 feet NAVD88 (1991) datum, located in the Southeast Quarter of the Northeast Quarter of Section 27, Township 7 North, Range 8 East, City of Madison, Dane County, Wisconsin. The parametrical boundary of said air space (the "Leased Premises") is more fully described as follows:

Commencing at the Northwest corner of Lot 2, ALL SAINTS plat as recorded in Volume 58-083B of Plats, on Pages 426-428, as Document Number 4091928, Dane County Registry, said point lying on the East right-of-way line of Commerce Drive; thence South 00 degrees 45 minutes 27 seconds West (recorded as South 00°20'03" West), along the East right-of-way line of said Commerce Drive, 120.76 feet to the point of beginning of this description; thence continuing South 00 degrees 45 minutes 27 seconds West, along said East right-of-way line, 21.02 feet; thence South 88 degrees 01 minute 38 seconds West, 60.07 feet to the West right-of-way line of said Commerce Drive; thence North 00 degrees 45 minutes 27 seconds East (recorded as North 00°20'03" East), along said West right-of-way line of Commerce Drive, 21.02 feet; thence North 88 degrees 01 minute 38 seconds East, 60.07 feet to said East right-of-way line of said Commerce Drive and the point of beginning.

The actual vertical limits of the Leased Premises are intended to be five (5) feet below and five (5) feet above the as constructed location of the skywalk. The actual horizontal sideline limits of the Leased Premises are intended to be five (5) feet on either side of the as constructed location of the skywalk and at the East and West right-of-way lines of said Commerce Drive.