

EXHIBIT A

Air Space Leased Premises

Certain air space within the North Lake Street right-of-way adjacent to Lot 8, Block 5, University Addition to Madison, located in the Northeast Quarter of the Northwest Quarter of Section 23, Township 07 North, Range 09 East, City of Madison, Dane County, Wisconsin, described as follows:

Commencing at the North Quarter corner of Section 23, aforesaid; thence North 88 degrees 45 minutes 46 seconds West along the North line of the Northwest Quarter, 910.84 feet; thence South 01 degrees 31 minutes 23 seconds West, 510.90 feet to a point on the West right-of-way line of North Lake Street, also being the Point of Beginning; thence South 02 degrees 47 minutes 41 seconds East, 40.92 feet; thence North 88 degrees 28 minutes 37 seconds West, 3.08 feet to the Westerly right-of-way line of the turn lane of North Lake Street; thence North 01 degrees 31 minutes 23 seconds East along said right-of-way line, 40.81 feet to the Point of Beginning.

Said air space applies to air rights above the public right-of-way. Said rights commence at an elevation of 907.8 feet, and terminate at an elevation of 911.1 feet. Elevations herein are referenced to City of Madison Datum (NAVD88). Said air space contains 63 square feet.