

EXHIBIT C
(page 1 of 2)
Permitted Improvements and Special Conditions

Site 1 – Marshall Park

1. Permitted Improvements and use for this Site shall consist of the following:
 - a. The existing, approximately 1,100 sq. ft. pier (“Pier”) along the lakeshore within Marshall Park at the location shown on Exhibit B, page 1. The Pier is owned by the Lessee but shall be available for public use.
 - b. Storage racks shall be permitted at the Lessee’s sole cost and expense, within the locations shown on Exhibit B, page 1 marked as “Boat Storage.”
 - c. Any other improvement approved in writing by the Parks Department.
 - d. The Lessee shall have the non-exclusive use of a portion of Marshall Park to temporarily store rowing shells in the area depicted on Exhibit B, page 1.
2. The Pier shall be removed at the end of each rowing season before the lake freezes. During such periods when the Pier is not in use, it shall be stored or relocated off-premises. In no event shall the Lessee be permitted to store the Pier within the Leased Premises or within any other area of Marshall Park. The Lessee is responsible for the removal and replacement of the pier.

Site 2 – Wingra Park

1. Permitted Improvements and use for this Site shall consist of the following:
 - a. A pier (“Pier”) attached to the Pier Abutment as depicted on Exhibit B, page 2. The Pier shall be owned by the Lessee but shall be available for public use.
 - b. Storage racks shall be permitted at the Lessee’s sole cost and expense, subject to the Parks Department’s prior written approval of plans and specifications therefor.
 - c. Any other improvement approved in writing by the Parks Department.
 - d. The Lessee shall have the non-exclusive use of a portion of Wingra Park to temporarily store rowing shells in the area depicted on Exhibit B, page 2.
2. The Pier shall be removed at the end of each rowing season before the lake freezes. During such periods when the Pier is not in use, it shall be stored or relocated off-premises. In no event shall the Lessee be permitted to store the Pier within the Leased Premises or within any other area of Wingra Park. The Lessee is responsible for the removal and replacement of the pier.

EXHIBIT C
(page 2 of 2)

Permitted Improvements and Special Conditions

Site 3 – Tenney Park

1. Permitted Improvements and use for this Site shall consist of the following:
 - a. Temporary storage racks shall be permitted at the Lessee's sole cost and expense, subject to the Parks Department's prior written approval of plans and specifications therefor. These racks must be removed after each use. Nothing may be stored within Tenney Park.
 - b. Any other improvement approved in writing by the Parks Department.
 - c. The Lessee shall have the non-exclusive use of a portion of Tenney Park to temporarily store rowing shells in the area depicted on Exhibit B, page 3.

Site 4 – James Madison Park

1. Permitted Improvements and use for this Site shall consist of the following:
 - a. Temporary storage racks shall be permitted at the Lessee's sole cost and expense, subject to the Parks Department's prior written approval of plans and specifications therefor. These racks must be removed after each use. Nothing may be stored in James Madison Park.
 - b. Any other improvement approved in writing by the Parks Department.
 - c. The Lessee shall have the non-exclusive use of a portion of James Madison Park to temporarily store rowing shells in the area depicted on Exhibit B, page 4.