

EXHIBIT B

Description of the Leased Premises

Skywalk 1

Part of South Brooks Street, and Milton Street, between elevation 869.5 and 886.09, NAVD88, adjacent to Lot 2, Block 2, and Lot 2, Block 1, Triangle Plat, in the City of Madison, Dane County, Wisconsin, located in the NW1/4 of the SW 1/4 of Section 23, T7N, R9E to-wit:

Commencing at the Northwest corner of said Lot 2, Block 2, on the East line of South Brooks Street; thence along said East line of South Brooks Street, S00°12'49"E, 9.91 feet to the point of beginning; thence continuing S00°12'49"E, 11.12 feet; thence S89°52'30"W, 116.95 feet; thence N00°34'18"W, 11.12 feet; thence N89°52'30"E, 117.02 feet to the point of beginning. This area contains 1301 sq. ft.

Skywalk 2

Part of Milton Street, between elevation 868.9 and 884.14, NAVD88, adjacent to Lot 1, Block 2, Triangle Plat, in the City of Madison, Dane County, Wisconsin, located in the NW1/4 of the SW 1/4 of Section 23, T7N, R9E to-wit:

Commencing at the Northwest corner of Lot 2, Block 2, Triangle Plat on the East line of South Brooks Street; thence along said East line of South Brooks Street, S00°12'49"E, 9.91 feet; thence continuing S00°12'49"E, 11.12 feet; thence S89°52'30"W, 116.95 feet to the point of beginning; thence continuing S89°52'30"W, 10.70 feet; thence N00°34'18"W, 20.41 feet to the South line of said Lot 1, Block 2; thence along said South line, N89°33'07"E, 10.70 feet; thence S00°34'18"E, 9.35 feet; thence continuing S00°34'18"E, 11.12 feet to the point of beginning. This area contains 819 sq. ft.

This instrument was drafted by:

OES LLC

April 18, 2018