

**Amendment #1 To Lease Between the City of Manitowoc and Charmwood
Farms**

WHEREAS, the City of Manitowoc, a municipal corporation with its offices located at 900 Quay Street, Manitowoc, WI 54220 (LESSOR) and Charmwood Farms, located at 8202 Brunner Road, Newton WI 53063 (LESSEE) entered into a Lease Agreement dated November 22, 2020 concerning the following described real estate:

Section 2, T18N, R23E, described as parcel numbers 052-802-102-000 and 052-802-103-000 which contain 47.3 farmable acres, and parcel number 052-802-201-000, which contains 24.7 farmable acres.

WHEREAS, the LESSOR and LESSEE desire to amend that lease;

NOW, THEREFORE, effective April 1, 2024 the parties hereto agree as follows:

1. The area covered by the agreement is amended to read as follows:

Section 2, T18N, R23E, described as parcel numbers 052-802-102-000 and 052-802-103-000 which contain 46 farmable acres.

2. Section 3(a) of the agreement is amended to read as follows:

LESSEE agrees to pay annual rent of \$150.00 per farmable acre for farming in 2024, and \$200.00 per farmable acre thenceforth.

3. Section 3 (b) of the agreement is amended to read as follows:

LESSEE will make rent payments to the City of Manitowoc subject to the following schedule:

April 1, 2021: \$14,400.00 for the 2021 growing season;

April 1, 2022: \$14,400.00 for the 2022 growing season;

April 1, 2023: \$14,400.00 for the 2023 growing season;

April 1, 2024: \$6,900.00 for the 2024 growing season;

April 1, 2025: \$9,200.00 for the 2025 growing season.

4. In all other respects, all the terms and conditions of the original Lease shall remain in full force and effect.

Dated this _____ day of _____, 2024.

CITY OF MANITOWOC

CHARMWOOD FARMS

By: _____
Justin M. Nickels, Mayor

By: _____
Daniel Buck, Agent

By: _____
Mackenzie Reed, City Clerk/Deputy Treasurer