



Steimle Birschbach, LLC

Attorneys at Law

Business. Trusts & Estates. Real Estate.

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April 26, 2021

City Attorney Kathleen McDaniel
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220

Adam Tegen
Community Development Director
City of Manitowoc
900 Quay Street
Manitowoc, WI 54220

Re: AMMO, Inc. Lease of Adjacent Parcel

Dear Kathleen and Adam:

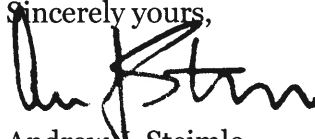
As requested, the following information outlines AMMO, Inc.'s ("AMMO") requests to lease a portion of real estate in the City of Manitowoc Industrial Park from the City of Manitowoc (the "City"). The requested land would be the entire lot immediately adjacent to the land recently acquired by the Firelight Group I, LLC. The specifics of the proposed lease would be as follows:

1. Term: 24 months
2. Rent: \$3,000 for entire term
3. Commencement Date: As soon as possible
4. Purpose of Lease: AMMO needs temporary storage to locate up to twenty-five (25) containers of gunpowder with each container being 8 x 40 feet.
5. Improvements: AMMO would construct and pay for a gravel access off of Alverno Road, and a gravel pad for placement of the above containers.
6. Farm Lease: The City is welcome to continue leasing the land for agricultural purposes and retaining any rent income from doing so. If the land will continue to be farmed, it is likely AMMO will put up temporary fencing around the gravel pad storage area.
7. Indemnification: AMMO would fully indemnify and hold the City harmless for any and all damages, injuries, etc.
8. Termination: Upon termination, at the City's request, AMMO can either remove the gravel driveway and pad or leave them onsite.

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Please consider the above and if acceptable, I will promptly prepare a draft land lease.
Thank you in advance for your consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Andrew J. Steimle', with a stylized flourish at the end.

Andrew J. Steimle

AJS:esk