

## EXTENSION TO LEASE AGREEMENT

**WHEREAS**, a Commercial Lease Agreement (the "Agreement") was entered into on the 15<sup>th</sup> day of November, 2022, a copy of which is appended hereto, marked Exhibit A, and incorporated herein, which was effective as of November 15, 2022, between **Century 21 Aspire Group LLC**, a Wisconsin limited liability company ("Landlord") and **City of Manitowoc**, a Wisconsin municipal corporation ("Tenant");

**WHEREAS**, pursuant to Paragraph C of the Agreement, the parties are desirous of extending the Agreement for an additional one (1) year, through December 31, 2024 (the "Extension").

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The Agreement between the parties entered into on November 15, 2022 shall be extended for an additional one (1) year through December 31, 2024.

2. That commencing January 1, 2024, the new rental rate that Tenant shall pay Landlord shall be Fifteen Hundred and no/100 Dollars (\$1,500.00) per month (the "Rent") through December 31, 2024. The total amount of rent due for the calendar year 2024 shall be Eighteen Thousand and 00/100s Dollars (\$18,000.00).

3. That Landlord and Tenant may choose to extend this Extension beyond the expiration hereof which said terms and conditions shall be agreed upon and the extension/amendment executed at least thirty (30) days prior to the expiration of the Extension and any extension thereof, or Landlord shall have no further obligation to lease said premises to Tenant. All obligations to pay rent or other obligations shall cease on the date of termination of this Extension unless Tenant holds over.

4. Paragraph K Section 1 of the Agreement shall be amended to delete therefrom the shelving unit system and large coffee table.

5. That unless modified herein under the terms of this Extension to Lease Agreement, all other terms and conditions of the Agreement shall remain in full force and effect, as if set forth in full therein.

[SIGNATURES ON FOLLOWING PAGE]



This document was drafted by:  
Attorney Terence P. Fox  
Kummer, Lambert, Fox, Glandt & Nelson, LLP  
205 North 8<sup>th</sup> Street  
Manitowoc, WI 54220  
(920) 683-5499