

PI
10-10-17

17-0969

EXTENSION OF LEASE

This agreement to extend and amend rental contract 2914 is made and entered into this _____ day of October, 2017, by and between the City of Manitowoc, Wisconsin, a municipal corporation ("City") located at 900 Quay Street, Manitowoc, Wisconsin, 54220 and the Lincoln Park Zoological Society of Manitowoc County, a Wisconsin non-stock corporation ("LPZS) with mailing address of PO Box 321, Manitowoc, WI 54221.

The parties agree as follows:

1. **Leased Premises.** The City hereby leases to LPZS and LPZS leases from the City the Cabin 1 located in Lincoln Park, Manitowoc, Wisconsin, as well as the walks immediately surrounding the Sexton House, in accordance with the terms of rental contract 2914 and the standard City rental conditions, and as otherwise extended by the Lease.
2. **Term.** This lease shall become effective on the 9th day of November, 2017, and shall continue through December 31, 2017.
3. **Rental of Premises.** LPZS may sublease Cabin 1 as it deems fit for the purposes of hosting holiday gatherings or parties.
4. **Revenues.** All revenue generated by LZPS during this rental shall be used for improvements to the City's Lincoln Park Zoo, or the Lights in Lincoln Park exhibit hosted by LZPS.
5. **Insurance.** During the lease term, LPZS shall maintain general liability insurance with limits not less than \$1,000,000 aggregate, \$500,000 personal injury, \$500,000 each occurrence, \$500,000 medical expenses, for any one person, and the policy should be written on a per occurrence basis. LPZS will be responsible for insurance coverage for any contents

of the building and will hold the City harmless for any damage to contents. LPZS may require sublessors to provide insurance to cover this obligation as they see fit.

6. Assignment. LZPS may not allow sublessors to relet the property during the terms of their agreement.

7. Intent to Bind. This lease shall be binding on all parties, hereto, their heirs, executors, administrators, successors and assigns. This agreement constitutes the entire agreement by the parties and supersedes all prior oral or written agreements or understandings and may not be changed or amended, unless done with the consent of both parties and with the formality of this agreement.

Dated this _____ day of October, 2017.

LINCOLN PARK ZOOLOGICAL SOCIETY CITY OF MANITOWOC, WISCONSIN

By: _____
Tom Kocourek, President

By: _____
Justin M. Nickels, Mayor

Dated _____

Dated _____

By: _____
Jim Skyberg, Member

By: _____
Deborah Neuser, City Clerk

Dated _____

Dated _____

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