

Exhibit A

SHEET INDEX

- C1.0 SITE PLAN
- A1.0 FLOOR PLAN
- A2.0 ELEVATIONS
- A3.0 BUILDING SECTIONS

PROJECT INFORMATION

APPLICABLE BUILDING CODE
 2015 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
 ASHRE STANDARD 90.1-2013

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	NEW	SUB-TOTAL
SECOND FLOOR	--- S.F.	--- S.F.
FIRST FLOOR	3,120 S.F.	--- S.F.
CANOPIES (COLUMN SUPPORTED)	--- S.F.	--- S.F.
BASEMENT	--- S.F.	--- S.F.
BUILDING AREA SUB-TOTALS	3,120 S.F.	--- S.F.
MEZZANINES	--- S.F.	--- S.F.
FIRE AREA TOTALS	3,120 S.F.	--- S.F.

HIGH PILE STORAGE: NO
 FIRE ALARM SYSTEM: YES

OCCUPANCY

A-2
 NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE V8 CONSTRUCTION
 SPRINKLED: NO
 FIREWALL: NO

ALLOWABLE AREA

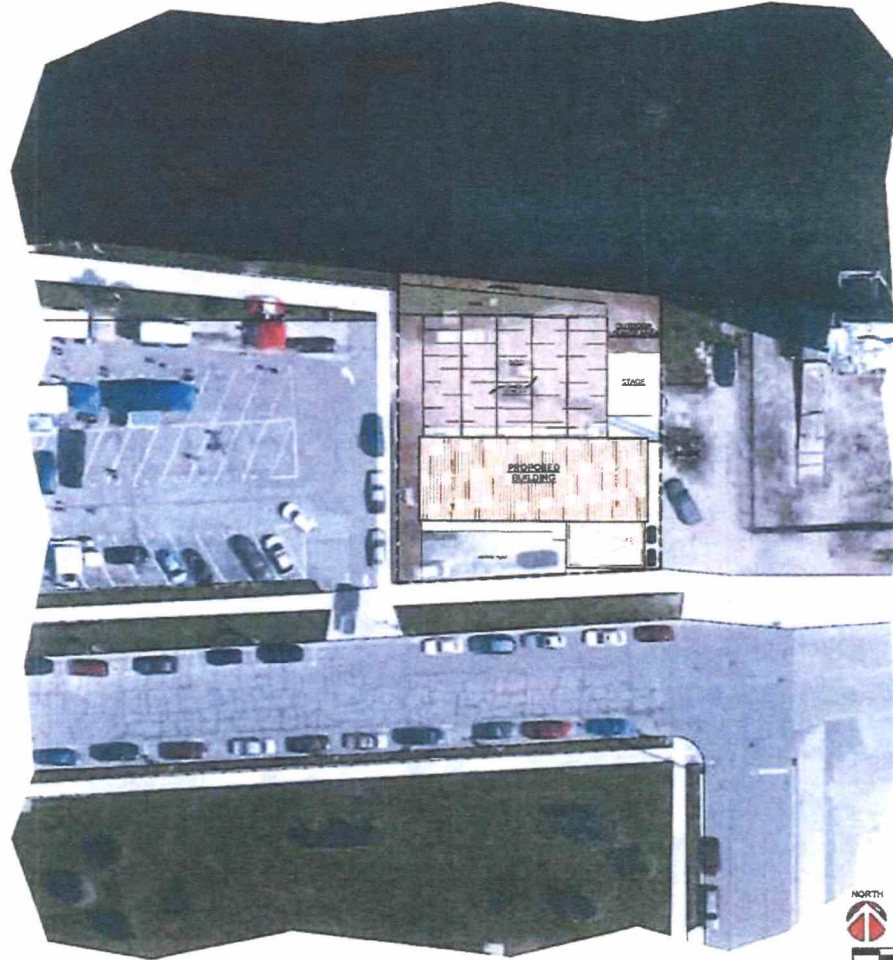
TABULAR FLOOR AREA: --- S.F.
 FRONTAGE INCREASE: --- S.F.
 SPRINKLER INCREASE: --- S.F.
 TOTAL ALLOWABLE AREA: --- S.F.
 ALLOWABLE FIRE AREA: --- S.F.

BUILDING/SITE CONTENT

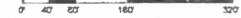
BUILDING SIZE: --- S.F. --- %
 HARD SURFACE: --- S.F. --- %
 GREEN SPACE: --- S.F. --- %
 PARCEL SIZE (APPROX): --- S.F. --- ACRES
 PARKING PROVIDED: --- STALLS (1 STALL --- S.F.)

ZONING INFORMATION

ZONING: ---
 FRONT YARD SETBACK: ---'
 SIDE YARD SETBACK: ---'
 REAR YARD SETBACK: ---'



CONCEPTUAL SITE PLAN
 11-20-20



THE LOT DIMENSIONS AND DEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

PROPOSED FOR:

THE WHARF

MANITOWOC,

WISCONSIN

Keller
 PLANNERS | ARCHITECTS | ENGINEERS

FOR OFFICE: 2750 Bay Street, Suite 200, Manitowish, WI 53040
 PHONE: 920.776.2766 / 920.776.2767
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www.kellerusa.com

PROPOSED FOR:

THE WHARF

MANITOWOC, WISCONSIN

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REVISIONS

14 JUNE 4, 2020_KRW
15 JUNE 23, 2020_KRW
18 AUGUST 11, 2020_KRW

PROJECT MANAGER: D. SCHWALBE
DESIGNER: T. TISLAW
DRAWN BY: KRW
EXPEDITOR: ---
SUPERVISOR: ---
PRELIMINARY NO.: P-1827
CONTRACT NO.: ---
DATE: AUGUST 14, 2018
SHEET: C1.0

PRELIMINARY - NOT FOR CONSTRUCTION

True Endeavors, LLC

APPLICATION FOR AMENDMENT TO
ZONING ORDINANCE DISTRICT MAP
City of Manitowoc, Wisconsin
(REV. 1/11)

Date: August 14, 2020

Honorable Mayor and Common Council
Manitowoc Municipal Building
900 Quay Street
Manitowoc, Wisconsin 54220-4543

Attention: City Clerk

The undersigned owner (contract owner) of property described herein petitions your Honorable Body to amend the Zoning Ordinance District Map of the City of Manitowoc by reclassifying from the 1-2 District to the B-4 District the following described property.

I. LOCATION OF PROPERTY

A. Street Address: 606 Quay St.

B. Legal Description of Property: 606 Quay St., Manitowoc, WI
Tax ID #: 052-000-220-010.00

C. Small Scaled Map of Property (attached to this application).

II. REASON FOR ZONE CHANGE REQUEST

To join Central Business District as shown on Manitowoc's future land use map. And to join those businesses in the B-4 zone and the parking requirements of that zoning.

III. PROPOSED USE OF PROPERTY

A. Preliminary site plan or sketch subdivision drawn to scale (see attached map).

B. Specifics of proposed use of the subject site are:

- (i) Residential-Number of living units:
- (ii) Non-residential-Square feet of building(s): 3,120 sq. ft.
- (iii) Non-residential-Type of Development: Bar/Restaurant
- (iv) Number of parking spaces to be provided: 0
- (v) Number of Employees: 8 (?)

IV. IMPACTS UPON CITY

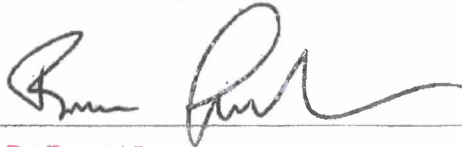
- A. Any need for traffic or street changes, utility or street extensions, signalization, etc. (please specify) Sewer and water taps. Connection to City storm
- B. Conformance with City Comprehensive Plans (please specify) Yes, conforms with future land use maps. Shown as Central Business.
- C. Impacts upon surrounding properties (please specify) Adding a 3,120 sq. ft. foot print to building. Nice exterior finishes planned to complement surrounding properties.
- D. Estimated cost of construction/rehabilitation and net increase in real estate taxes (please specify) \$1,600,000.00
- V. **ESTIMATED TIMING OF PROPOSED USE/RE-USE OF PROPERTY** (please specify) Construction starting Fall of 2020. New facility opening in Spring of 2021.

VI. FILING FEE AND COST OF LEGAL NOTICES

The required \$350.00 filing fee is enclosed. Furthermore, I understand I am responsible for the prompt payment of the actual cost of published legal notices required to process this application.

Kindly inform me of the times and dates of the public meetings and public hearings at which this request will be discussed and possibly taken action on.

Sincerely,
Property Owner's Signature (required):



Mailing address:

Po Box 113
Manitowoc, WI 54221

Contract Purchaser's Signature (if applicable):**

Mailing address:

~~_____

_____~~

**Please provide a copy of an executed "Offer to Purchase" to the City Planning Department under separate cover.

Attachments

- *Map of property to be changed in zone ← 1
- *Preliminary site plan ← 2
- *Filing fee

Y:\Dave\WPFILES\zoning application 1-11.wpd

Exhibit B

X = proposed rezoning for 606 Quay

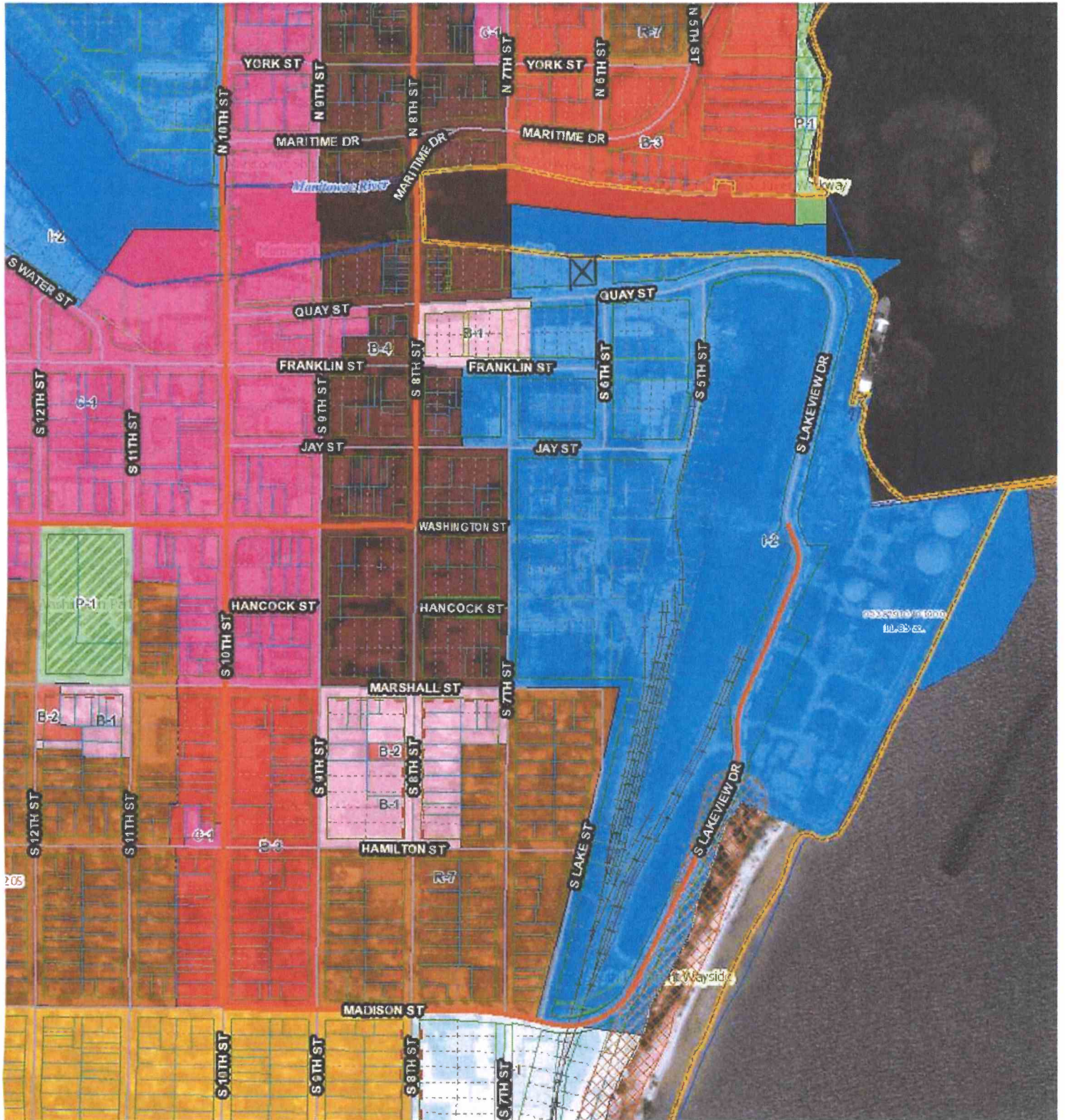


Exhibit C



Exhibit D

323

GROUND LEASE

THIS GROUND LEASE ("Lease") is made and entered into by RIVERLAND AG CORP., a Delaware corporation ("Lessor") and the CITY OF MANITOWOC, a Wisconsin municipal corporation ("Lessee"), dated as of May 24, 2012 (the "Effective Date"). Lessor and Lessee being sometimes also hereinafter referred to individually as a "Party" or collectively as the "Parties."

RECITALS

This Lease is entered into upon the basis of the following facts, understandings and intentions of the parties:

A. Lessor is the fee owner of certain real property and improvements located thereon, in Manitowoc, Wisconsin, legally described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Ground Leased Premises").

B. Lessor desires to lease to Lessee the Ground Leased Premises, and Lessee desires to lease the Ground Leased Premises from Lessor.

C. It is the intent of the parties that the terms and conditions of this Lease shall be substantially consistent with the framework contained in a "Statement of Intent" between the parties with an effective date of July 29, 2011. In the event of any inconsistencies between this Lease and the Statement of Intent, the terms of this Lease shall control.

D. In consideration for Lessor's lease of the Ground Leased Premises to Lessee, Lessee has consented to the assignment to Lessor of the grantee's rights under that certain Easement (the "Easement") recorded on December 18, 2007 with the Manitowoc County, Wisconsin Register of Deeds in Vol. 2333, page 422 as Document No. 1038945 (the "Consent to Assignment of Easement").

E. The Lease is intended to be an unsubordinated ground lease in which the parties agree that Lessor shall have no obligation to subordinate its interest in the Ground Leased Premises.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

ARTICLE 1 - DEMISE OF GROUND LEASED PREMISES

Section 1.1 Recitals. The Recitals above are deemed to be true and correct.

Section 1.2 Ground Leased Premises. Lessor, for and in consideration of Lessee's execution of the Consent to Assignment of Easement and the covenants and conditions herein set forth, does hereby lease to Lessee, and Lessee does hereby lease from Lessor, the Ground Leased Premises, subject to the terms, conditions and provisions hereof.

Section 1.3 Documentary Stamp Tax and Intangible Tax. Notwithstanding anything in this Lease to the contrary, in the event that at any time this Lease is determined to be a taxable instrument, or represent a taxable transaction by the State of Wisconsin, by any act of Lessee, under provisions relating to documentary stamp tax, or intangible tax or similar taxes, then payment of any such tax or taxes shall be borne by Lessee.

Pub. Prop. +
Safety
5-21-12

Section 1.4 Condition of Ground Leased Premises. Lessee hereby accepts the Ground Leased Premises "AS IS" and "WHERE IS" with no representation or warranty of Lessor as to the condition thereof. Lessee hereby disclaims any reliance upon any statement or representation whatsoever made by Lessor. LESSOR MAKES NO WARRANTY WITH RESPECT TO THE GROUND LEASED PREMISES OR ANY PART THEREOF, EXPRESS OR IMPLIED, AND LESSOR SPECIFICALLY DISCLAIMS ANY WARRANTY OF MERCHANTABILITY AND OF FITNESS FOR A PARTICULAR PURPOSE. LESSOR SHALL NOT BE LIABLE TO LESSEE OR ANY THIRD PARTY FOR ANY CONSEQUENTIAL, SPECIAL OR PUNITIVE DAMAGES ARISING OUT OF THE USE OF OR THE INABILITY TO USE THE GROUND LEASED PREMISES OR ANY PART THEREOF.

Section 1.5 Homeland Security. Lessee acknowledges that its use and possession of the Ground Leased Premises shall be subject to all applicable laws, including, without limitation, directives from the United States Department of Homeland Security ("Homeland Security"), which directives may include Lessor cordoning off a portion of the Ground Leased Premises during such times as Lessor is directed by Homeland Security or other government agency.

ARTICLE 2 – LEASE TERM

Section 2.1 Lease Commencement. The commencement date of this Lease ("Lease Commencement Date") shall be the Effective Date.

Section 2.2 Lease Term. The term of this Lease (the "Term") shall be for a period of fifty (50) years commencing on the Lease Commencement Date. The last day of the Term shall be the day immediately preceding the fiftieth (50th) anniversary of the Lease Commencement Date (the "Expiration Date"), unless sooner terminated as herein provided.

Section 2.3 Reversion. At the Expiration Date or sooner termination of this Lease, whether by default, eviction, or otherwise, the Ground Leased Premises and, unless otherwise designated pursuant to Section 5.1, all real property improvements, if any, made by Lessee upon the Ground Leased Premises shall be surrendered to Lessor in good condition and repair, reasonable wear and tear excepted, without compensation to Lessee or any other party, and become the sole property of Lessor or Lessor's designee, free and clear of all claims to or against them by Lessee or any third person, and all liens, security interests, and encumbrances, and any other encumbrances or liens. Any personal property on the Ground Leased Premises belonging to Lessee including, but not limited to vehicles, moveable furniture, equipment or any other type or kind of trade fixture, shall be removed by Lessee on or before the Expiration Date or sooner termination of this Lease. Any such property not so removed as of said date shall be deemed abandoned by Lessee to Lessor and the Lessor may dispose of such property at Lessee's sole cost and expense.

ARTICLE 3 – CONSIDERATION, TAXES AND UTILITIES

Section 3.1 Consideration. The Parties agree that, as consideration for the use and occupancy of the Ground Leased Premises pursuant to the terms hereof, Lessee has executed the Consent to Assignment of Easement. The Easement is for the exclusive benefit of Lessor and Lessor's successors and assigns (subject to Lessor obtaining Lessee's consent to assign its rights under the Easement in accordance with the requirements of the Easement) and provides Lessor with the right to operate a conveyor belt to carry grain in a tunnel under public rights-of-way between the Manitowoc River and Lessor's Existing Facilities (as defined below) and such additional rights as may be set forth in the Easement.

Section 3.2 Taxes.

Section 3.2.1 Real and Personal Property. From and after the Lease Commencement Date, Lessor shall pay or cause to be paid all real estate taxes, general and special assessments levied, assessed or otherwise due and payable against the Ground Leased Premises. Notwithstanding the foregoing, Lessee shall pay or cause to be paid all personal property taxes relating to any equipment, trade fixtures or other personal property of Lessee on or about the Ground Leased Premises as well as any real estate taxes or general or special assessments relating to any real property improvements or other improvements that Lessee makes or causes to be made to the Ground Leased Premises. Lessee shall make all such payments directly to the appropriate charging or taxing authority at least thirty (30) days before delinquency and before any fine, interest, or penalty shall become due or be imposed by operation of law for their nonpayment. Within ten (10) days after each tax and assessment payment is required by this Section to be paid, Lessee shall provide Lessor with evidence satisfactory to Lessor that such payment was made in a timely fashion.

Section 3.2.2 Utilities. From and after the Lease Commencement Date, Lessee shall pay or cause to be paid all charges for water, heat, gas, electricity, trash disposal, sewers and any and all other utilities used by Lessee upon the Ground Leased Premises throughout the Term. Lessee shall make or cause all such payments to be made directly to the appropriate utility as and when due.

ARTICLE 4 – USE OF GROUND LEASED PREMISES

Section 4.1 Use.

Section 4.1.1 Use. Lessee shall use or cause the use of the Ground Leased Premises only for the operation of customary civic or public festivals, exhibitions, fairs or fundraisers, including a farmers' market, and parking ancillary to such uses. Lessee's use and occupation of the Ground Leased Premises, and the condition thereof, shall, at Lessee's sole cost and expense, comply with: (i) all applicable statutes, regulations, rules, ordinances, codes, licenses, permits, orders and approvals of any governmental agencies, departments, commissions, bureaus, boards or instrumentalities of the United States, the state in which the Ground Leased Premises are located and all political subdivisions thereof, including, without limitation, all health, building, fire, safety and other codes, ordinances and requirements and all applicable standards of the National Board of Fire Underwriters; and (ii) all restrictions, covenants and encumbrances of record with respect to the Ground Leased Premises.

Section 4.1.2 Rates of Insurance. Lessee will not cause or permit any act or condition to exist on or about the Ground Leased Premises which will increase any insurance rate thereon, except when such acts are required in the normal course of its use of the Ground Leased Premises as described in Section 4.1.1, in which event Lessee shall pay for such increase or maintain insurance to adequately cover such act or condition in accordance with Article 11 or shall cause any assignee, sublessee, licensee or sublicensee to do so.

Section 4.1.3 Americans with Disabilities Act. Without limiting the generality of the other provisions of this Section, and expressly related to any real and personal property improvement to the Ground Leased Premises by Lessee, Lessee shall be responsible for complying with the Americans with Disabilities Act of 1990, as such act may be amended from time to time, and all regulations promulgated thereunder (collectively, the "ADA"). Lessee further agrees that any and all alterations made to the Ground Leased Premises will comply with

the requirements of the ADA. Any subsequent approval or consent to the plans by the Lessor shall not be deemed to be a representation by Lessor that the plans comply with the ADA, which obligation shall remain with Lessee. Lessee agrees that it will defend, indemnify and hold harmless Lessor and Lessor's shareholders, directors, officers, agents and employees from and against any and all claims, demands, causes of action, suits, proceedings, liabilities, damages, losses, costs and expenses, including reasonable attorneys' fees, to the extent caused by Lessee's failure to comply with its obligations under this Section.

Section 4.1.4 Marine Operations. Lessee hereby acknowledges that Lessor owns real property in close proximity to the Ground Leased Premises legally described as all of Lots 4, 5, 6 and the west 40 feet of Lot 3 of Block 221 in the Original Plat of the City of Manitowoc, Manitowoc County, Wisconsin (the "Marine Property"). Lessee hereby acknowledges that Lessor intends (and has the right) to perform marine operations on and about the Marine Property. Such operations will include, without limitation, loading and unloading grain from ships and other vessels as part of the operation of Lessor's grain storage and handling facility in Manitowoc, Wisconsin ("Lessor's Existing Facility"). The Marine Property constitutes a portion of Lessor's Existing Facility. Lessee shall not use the Ground Leased Premises in any manner that unreasonably disrupts or interferes with marine operations on the Marine Property. In addition, Lessor agrees to not use the Marine Property in a manner that unreasonably disrupts or interferes with Lessee's use of the Ground Leased Premises for the purpose described in Section 4.1.1 above.

Section 4.2 Hazardous Materials.

Section 4.2.1 Defined. "Hazardous Materials" shall mean any material, substance or waste that is or has the characteristic of being hazardous, toxic, ignitable, reactive or corrosive, including, without limitation, petroleum, PCBs, asbestos, materials known to cause cancer or reproductive problems and those materials, substances and/or wastes, including infectious waste, medical waste, and potentially infectious biomedical waste, which are or later become regulated by any local governmental authority, the State of Wisconsin or the United States Government, including, but not limited to, substances defined as "hazardous substances," "hazardous materials," "toxic substances" or "hazardous wastes" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, et seq.; all corresponding and related State of Wisconsin and local Statutes, ordinances and regulations, including without limitation any dealing with underground storage tanks; and in any other environmental law, regulation or ordinance now existing or hereinafter enacted (collectively, "Hazardous Materials Laws").

Section 4.2.2 Use. Lessee and Lessee's officers, directors, employees, representatives, agents, contractors, subcontractors, successors, assigns, lessees, sublessees, concessionaires, and invitees and any other occupants authorized by Lessee to use the Ground Leased Premises (for purpose of this Section 4.2, referred to collectively herein as "Lessee's Representatives") shall not use, generate, manufacture, refine, produce, process, store or dispose of, on, under or about the Ground Leased Premises or transport to or from the Ground Leased Premises in the future for the purpose of generating, manufacturing, refining, producing, storing, handling, transferring, processing or transporting Hazardous Materials, except in compliance with all applicable Hazardous Materials Laws. Furthermore, Lessee shall, at its own expense, procure, maintain in effect and comply with all conditions of any and all permits, licenses and other governmental and regulatory approvals required for the storage or use by Lessee or any of Lessee's Representatives of Hazardous Materials on the Ground Leased Premises.

ARTICLE 9 – CONDEMNATION

Section 9.1 Interests of Parties on Condemnation. If the Ground Leased Premises or any part thereof shall be taken for public purpose by condemnation as a result of any action or proceeding in eminent domain, or shall be transferred in lieu of condemnation to any authority entitled to exercise the power of eminent domain, the interests of Lessor and Lessee in the award or consideration for such transfer, and the allocation of the award and the other effect of the taking or transfer upon this Lease, shall be as provided by this Article 9.

Section 9.2 Total Taking - Termination. If the entire Ground Leased Premises is taken or so transferred, this Lease and all of the right, title and interest thereunder shall cease, terminate and be of no further force or effect on the date title to such land so taken or transferred vests in the condemning authority.

Section 9.3 Partial Taking - Termination. In the event of the taking or transfer of only a part of the Ground Leased Premises, this Lease and all right, title and interest thereunder may be terminated by either party giving, within sixty (60) days of the occurrence of such event, thirty (30) days' notice to the other party of such intention to terminate the Lease.

Section 9.4 Partial Taking. In the event of such taking or transfer of only a part of the Ground Leased Premises that does not result in a termination of this Lease as described in Section 9.3, then this Lease shall terminate only as to the portion of the Ground Leased Premises so taken or transferred as of the date title to such portion vests in the condemning authority, and shall continue in full force and effect as to the portion of the Ground Leased Premises not so taken or transferred.

Section 9.5 Allocation of Award. Any and all compensation and damages awarded or payable because of the taking of all or any portion of the Ground Leased Premises by eminent domain shall be divided between the Lessor and Lessee as follows: the total award shall be divided between Lessor and Lessee so that each party shall receive that portion of the total award in the same proportion as the value of such party's interest in the Ground Leased Premises. The value of Lessor's interests shall include (i) the value of the land and (ii) the value of Lessor's residual right to improvements located at the Ground Leased Premises after the termination or expiration of the Lease. The value of Lessee's interests shall include: (i) the value of any improvements at the Ground Leased Premises provided by Lessee, reduced by the value of Lessor's reversionary interest therein, and (ii) the value of Lessee's leasehold estate hereunder had the Ground Leased Premises not been condemned, including the right to use and occupy the Ground Leased Premises for the remainder of the Term.

Section 9.6 Voluntary Conveyance. A voluntary conveyance by Lessor to a public utility, agency or authority under threat of a taking under the power of eminent domain in lieu of formal proceedings shall be deemed a taking within the meaning of this Article 9, subject to the methodology outlined in Section 9.5.

ARTICLE 10 – ASSIGNMENT AND SUBLEASE

Section 10.1 Limitation on Assignment and Subleasing. Lessee may not assign or sublease, license or sublicense or otherwise convey this Lease and the leasehold estate created hereby or otherwise transfer its fee interest in the Ground Leased Premises, for purposes of security or otherwise (collectively, "Transfer of Lessee's Interest") without the prior written consent of Lessor, which consent shall not be unreasonably withheld, conditioned or delayed; provided, however that Lessee, without obtaining Lessor's consent, may enter into license agreements authorizing licensees to use all or part of the Ground Leased Premises on a temporary basis for a use permitted pursuant to Section 4.1.1. Without limiting

Landlord's right to withhold such consent, the withholding of such consent may be based upon, but not limited to, the following: (i) use of the Ground Leased Premises shall be limited to a use in compliance with the requirements of Section 4.1.1. of this Lease; (ii) the term of the sublease or license shall not exceed the Term of this Lease; and (iii) any assignment or sublease shall contain provisions acknowledging it is subject and subordinate to this Lease, and agreeing that a termination or expiration of this Lease, shall, at Lessor's sole option, constitute a termination or expiration of the assignment or sublease; and (iv) if Lessee shall sublet or assign the Ground Leased Premises or any part thereof or assign any interest in this Lease for any consideration, then said consideration shall be divided equally between Lessor and Lessee; provided, however, that Lessee shall have no obligation to pay over to Lessor any portion of the licensing fee, permit fee or similar fees that Lessee customarily charges to licensees or sublicensees of the Ground Leased Premises. Notwithstanding anything to the contrary set forth herein, Lessee shall remain fully liable for all of the terms, provisions, covenants, conditions, indemnifications and obligations binding upon Lessee under this Lease; and in the event of an approved Transfer of Lessee's Interest, any approved assignee shall be required to assume in writing the obligations of Lessee under this Lease.

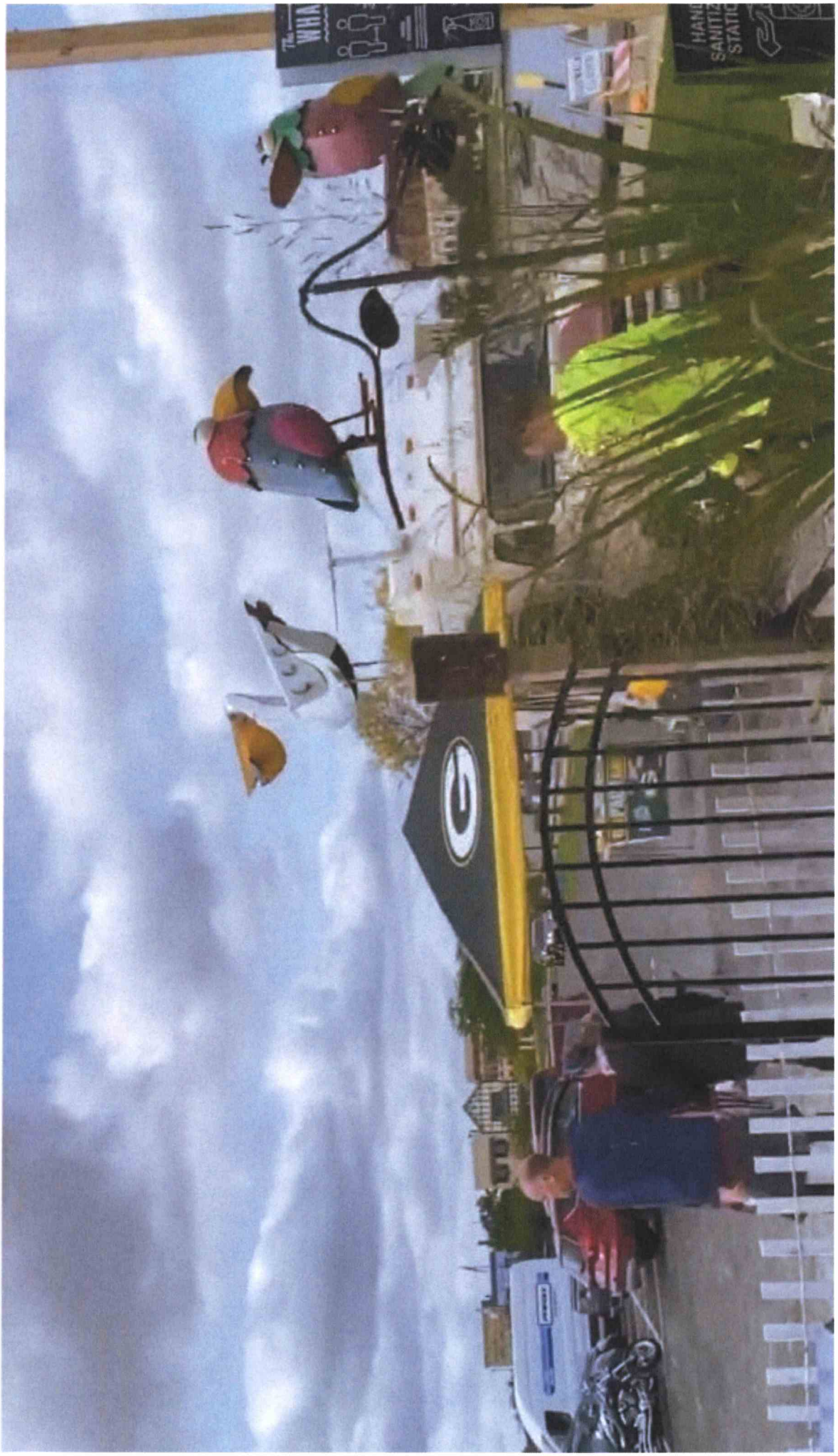
ARTICLE 11 – INSURANCE AND INDEMNIFICATION

Section 11.1 Comprehensive Liability Insurance. Lessee shall, at its cost and expense, at all times during the Term, maintain in force, for the joint benefit of Lessor and Lessee, and any holder of a mortgage on the Ground Leased Premises, a broad form comprehensive coverage policy of public liability insurance issued by a carrier licensed to do business in the State of Wisconsin with a Best's Insurance Guide Rating of A, by the terms of which Lessor and Lessee and any holder of a mortgage on the Ground Leased Premises are named as insureds and are indemnified against liability for damage or injury to the property or person (including death) of Lessee, its invitees or any other persons entering upon or using the Ground Leased Premises, or any structure thereon or any part thereof. Such insurance policy or policies shall be maintained on the minimum basis of Three Million and no/100 Dollars (\$3,000,000) for damage to property and for bodily injury or death as to any person, and Two Million and no/100 Dollars (\$2,000,000.00) as to any one accident, with a commercially reasonable deductible. Lessor reserves the right to require reasonable increases in the limits of coverage from time to time, but no more than every three (3) years, during the Term; and the requested increase will be deemed reasonable if consistent with commercially reasonable practices for similar projects in the same geographic area. Such insurance policy or policies shall be stated to be primary and noncontributing with any insurance which may be carried by Lessor. A certificate of said insurance, together with proof of payment of the premium thereof shall be delivered to Lessor on the Lease Commencement Date, effective from and after the Lease Commencement Date, and renewal certificates and proof of payment of premium therefor shall be delivered to Lessor not less than fifteen (15) days prior to the renewal date of any such insurance policies during the Term. Such insurance shall be cancelable only after thirty (30) days' prior written notice to Lessor and Lessee, and any holder of a mortgage on the Ground Leased Premises. In the event Lessee fails to timely pay any premium when due, Lessor shall be authorized to do so, and may charge all costs and expenses thereof, including the premium and interest at the maximum rate allowed by law, to Lessee, to be paid by Lessee.

Section 11.2 Property Insurance. In the event that the Lessee constructs or otherwise maintains any real property improvements on the Ground Leased Premises, Lessee shall, at its cost and expense and at all times during the Term, maintain in force, for the joint benefit of Lessor and Lessee and any holder of a mortgage on the Ground Leased Premises a policy of insurance against loss or damage by fire and lightning, and such other perils as are covered under a standard form of property insurance available in the state of Wisconsin. Lessor and any holder of a mortgage on the Ground Leased Premises shall be named as loss payees on such policy of insurance. If a loss payee designation is not commercially available and any proceeds are directed solely to Lessee, then Lessee covenants and agrees

Exhibit E







SAVAGE HENRY'S
LEGENDARY
CHILI
Street food with an edge

chili chaca sliders

chili dogs

pitas

facebook icon
twitter icon
savagehenryschili.com

CHILI

Menu board with text and graphics



Live Music

Friday, Sep. 4	The Glam Band	6:30 PM
Saturday, Sep. 5	The Dweebs	6:00 PM
Sunday, Sep. 6	Blair and Hutch Acoustic	3:00 PM
Monday, Sep. 7	Road Trip - Labor Day Bash	3:00 PM
Friday, Sep. 11	Listening Party	6:00 PM
Saturday, Sep. 12	Kallas	6:30 PM
Sunday, Sep. 13	Packer Party with Nashvegas	11:00 AM
Thursday, Sep. 17	Jeff and Shed Accoustic	5:30 PM
Friday, Sep. 18	Johnny Wad	6:30 PM
Saturday, Sep. 19	Oktoberfest Bash (Schnapps und Tanz Band)	1:00 PM
Sunday, Sep. 20	Reckless Remedy (Bruce Lukes Benefit)	3:00 PM
Thursday, Sep. 24	Dani Daly and Kris Crow	5:30 PM
Friday, Sep. 25	American Platinum	6:00 PM
Saturday, Sep. 26	Ask Your Mother	6:00 PM
Sunday, Sep. 27	The Now Band (Final day open for the season!)	3:00 PM