

**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;

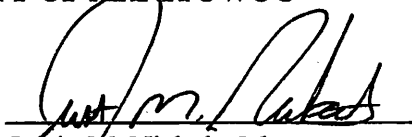
April 1, 2024: \$6,900.00 for the 2024 growing season;

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

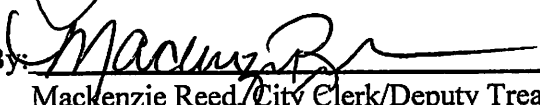
4. In all other respects, all the terms and conditions of the original Lease shall remain in full force and effect.

Dated this 9th day of July, 2024.

CITY OF MANITOWOC

By: 

Justin M. Nickels, Mayor

By: 

Mackenzie Reed, City Clerk/Deputy Treasurer

CHARMWOOD FARMS

By: 

Daniel Buck, Agent