

AMENDMENT ONE TO PARKING LEASE

This Amendment One to Parking Lease (the “Amendment”) is made as of the ____ day of _____, 2025, by and between the City of Manitowoc, a municipal corporation (“Lessor”) and Forefront Management, LLC, a Delaware limited liability company (“Lessee”).

WHEREAS, Lessor and Lessee entered into that certain Parking Lease on May 1, 2016 (the “Lease”), by the terms of which Lessor leases to Lessee parking stalls in the Parking Lot located at 924 York Street, Manitowoc, Wisconsin, 54220; and

WHEREAS, the term of the Lease is set to expire May 31, 2025, and Lessee wishes to renew the term for three (3) additional years; and

WHEREAS, Lessee currently leases 50 parking stalls, and Lessee desires to lessen the amount to 25 parking stalls;

NOW, THEREFORE, in consideration hereof, the parties hereto agree that the Lease is hereby amended as follows:

1. Definitions. Upper case terms used herein and not defined in this Amendment shall have, for all purposes of this Amendment, the meanings given thereto in the Lease unless the context explicitly requires otherwise.
2. Amendment. Effective as of June 1, 2025 (the “Amendment Effective Date”), the following revisions are made to the Lease:

- A. The language set forth at Paragraph 1, Location, is hereby deleted in its entirety, and the following language is inserted in its place:

Location. Lessor hereby leases to Lessee the parking stalls described as follows: Twenty-five (25) stalls as shown on the attached map of the Parking Lot.

- B. The language set forth at Paragraph 4, Renewal, is hereby deleted in its entirety and the following language is inserted in its place:

Renewal Term. The term of the Lease is hereby extended for three (3) years commencing June 1, 2025 and ending May 31, 2028 (the “Renewal Term”). Thereafter, the term of this Lease shall automatically renew for an additional term of three (3) years through May 31, 2031, unless Lessee provides at least thirty (30) days written notice to Lessee prior to the expiration of the Renewal Term of its intent to not renew the Lease. Any subsequent renewal of this Lease beyond the option period set forth herein shall be for an annual period on such terms and conditions as mutually agreeable to Lessor and Lessee.

3. Continued Validity. Except as set forth herein, all other terms and conditions of the Lease are hereby ratified and confirmed and shall remain in full force and effect.
4. Conflict. In the event of a conflict between the terms and provisions found in this Amendment and those found in the Lease, the terms and provisions of this Amendment shall govern and control.
5. Execution; Counterparts. A party hereto may deliver executed signature pages of this Amendment by facsimile or electronic mail transmission to any other party hereto, which facsimile or e-mail copy shall be deemed to be an original executed signature page. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute one agreement with the same effect as if the parties had signed the same signature page.

IN WITNESS WHEREOF, the duly authorized representatives of Lessor and Lessee have executed this Amendment as of the date first above written.

LESSOR:
CITY OF MANITOWOC

LESSEE:
FOREFRONT MANAGEMENT, LLC

By: _____
Justin M. Nickels, Mayor

By: _____
Daniel Doyle, CFO

By: _____
_____, City Clerk

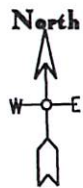
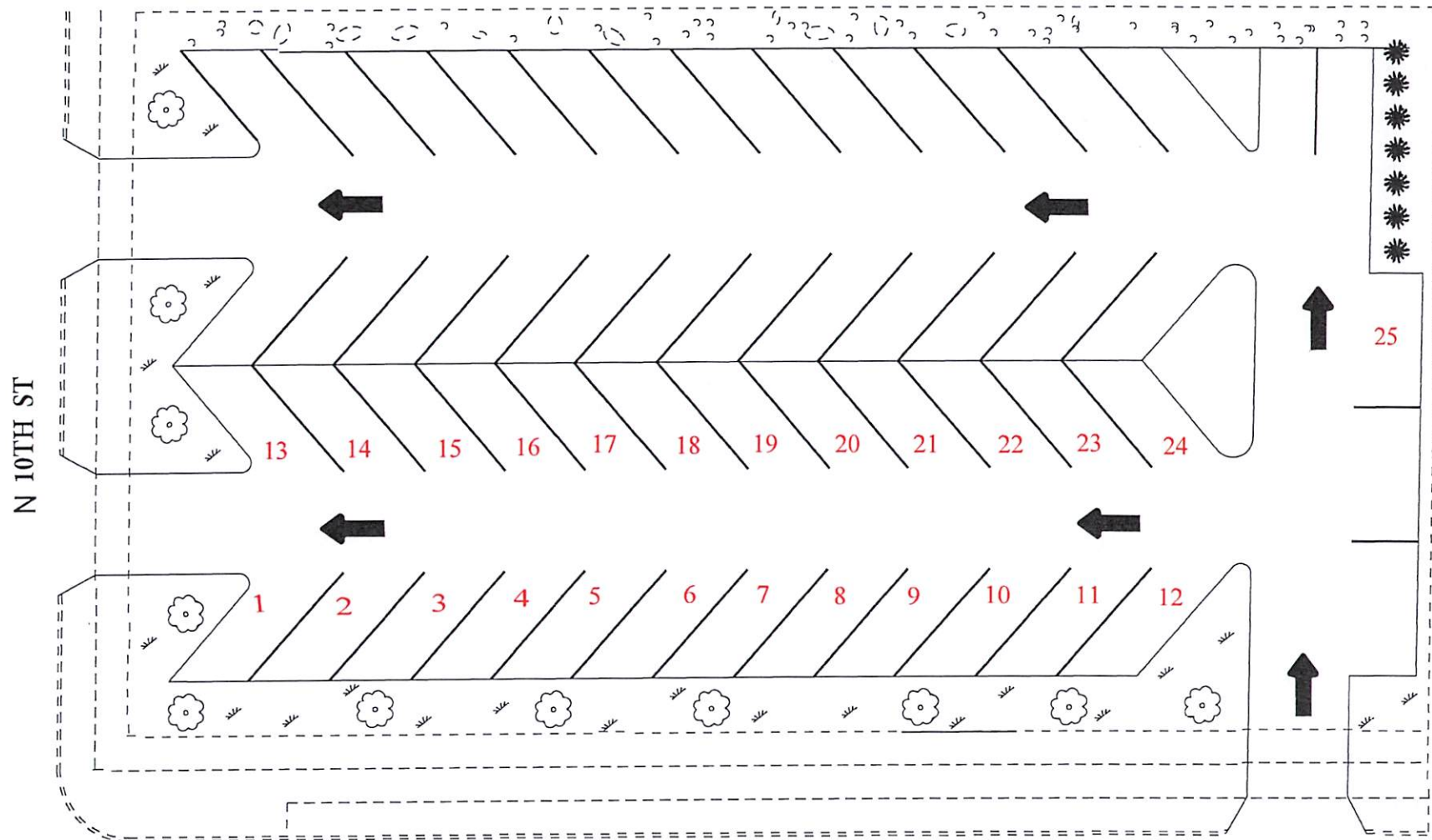
By: _____
_____, Fin. Dir./Treas.

Approved as to form:

_____, City Attorney

PARKING LOT MAP

(see attached)



YORK ST.

YORK ST. AND N. 10TH ST.

LOT #13

Revised 05/13/25jls