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COMMERCIAL BUILDING LEASE

DATE OF LEASE	TERM OF LEASE		MONTHLY RENT
April 25, 2023	BEGINNING	ENDING	See rider
	May 15, 2023	May 31, 2028	
Location of Premises: 486 Hill Street, Green Lake, WI 54941			
Purpose: Event space and pickleball			

LESSEE
NAME • Green Lake Renewal Inc.
ADDRESS 492 Hill Street
Green Lake, WI 54941

LESSOR
NAME AND • 486 Hill LLC
BUSINESS • 210 South Avenue
ADDRESS • Glencoe, IL 60022

In consideration of the mutual covenants and agreements herein stated, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor solely for the above purpose the premises designated above (the "Premises"), together with the appurtenances thereto, for the above Term.

RENT

1. Lessee shall pay Lessor or Lessor's agent as rent for the Premises the sum stated above, monthly in advance, until termination of this lease, at Lessor's address stated above or such other address as Lessor may designate in writing.

**CONDITION
AND UPKEEP
OF PREMISES**

2. Lessee has examined and knows the condition of the Premises and has received the same in good order and repair, and acknowledges that no representations as to the condition and repair thereof have been made by Lessor, or his agent, prior to or at the execution of this lease that are not herein expressed; Lessee will keep the Premises including all appurtenances, in good repair, replacing all broken glass with glass of the same size and quality as that broken, and will replace all damaged plumbing fixtures with others of equal quality and will keep the Premises, including adjoining alleys, in a clean and healthful condition according to the applicable municipal ordinances and the direction of the proper public officers during the term of this lease at Lessee's expense; and upon the termination of this lease in any way, will yield up the Premises to Lessor, in good condition and repair, loss by fire and ordinary wear excepted, and will deliver the keys therefor at the place of payment of said rent.

**LESSEE NOT
TO MISUSE;
SUBLET;
ASSIGNMENT**

3. Lessee will not allow the Premises to be used for any purpose that will increase the rate of insurance thereon, nor for any purpose other than that hereinbefore specified, and will not load floors with machinery or goods beyond the floor load rating prescribed by applicable municipal ordinances, and will not allow the Premises to be occupied in whole, or in part, by any other person, and will not sublet the same or any part thereof, nor assign this lease without in each case the written consent of the Lessor first had, and Lessee will not permit the Premises to be used for any unlawful purpose, or for any purpose that will injure the reputation of the building or increase the fire hazard of the building, or disturb the tenants or the neighborhood, and will not permit the same to remain vacant or unoccupied for more than ten consecutive days; and will not allow any signs, cards or placards to be posted, or placed thereon, nor permit any alteration of or addition to any part of the Premises, except by written consent of Lessor; all alterations and additions to the Premises shall remain for the benefit of Lessor unless otherwise provided in the consent aforesaid.

**MECHANIC'S
LIEN**

4. Lessee will not permit any mechanic's lien or liens to be placed upon the Premises or any building or improvement thereon during the term hereof, and in case of the filing of such lien Lessee will promptly pay same. If default in payment thereof shall continue for thirty (30) days after written notice thereof from Lessor to the Lessee, the Lessor shall have the right and privilege at Lessor's option of paying the same or any portion thereof without inquiry as to the validity thereof, and any amounts so paid, including expenses and interest, shall be so much additional indebtedness hereunder due from Lessee to Lessor and shall be repaid to Lessor immediately on rendition of bill therefor.

**INDEMNITY
FOR
ACCIDENTS**

5. Lessee covenants and agrees that he will protect and save and keep the Lessor forever harmless and indemnified against and from any penalty or damages or charges imposed for any violation of any laws or ordinances whether occasioned by the neglect of Lessee or those holding under Lessee, and that Lessee will at all times protect, indemnify and save and keep harmless the Lessor against and from any and all loss, cost, damage or expense, arising out of or from any accident or other occurrence on or about the Premises, causing injury to any person or property whomsoever or whatsoever and will protect, indemnify and save and keep harmless the Lessor against and from any and all claims and against and from any and all loss, cost, damage or expense arising out of any failure of Lessee in any respect to comply with and perform all the requirements and provisions hereof.

**NON
LIABILITY
OF LESSOR**

6. Except as provided by Wisconsin law, Lessor shall not be liable for any damage occasioned by failure to keep the Premises in repair, nor for any damage done or occasioned by or from plumbing, gas, water, sprinkler, steam or other pipes or sewerage or the bursting, leaking or running of any pipes, tank or plumbing fixtures, in above, upon or about Premises or any building or improvement thereon nor for any damage occasioned by water, snow or ice being upon or coming through the roof, skylights, trap door or otherwise, nor for any damage arising from acts of neglect of any owners or occupants of adjacent or contiguous property.

**WATER
GAS AND
ELECTRIC
CHARGES**

7. Lessee will pay gas and electric light and power bills taxed, levied or charged on the Premises, for and during the time for which this lease is granted, and in case said water rents and bills for gas, electric light and power shall not be paid when due, Lessor shall have the right to pay the same, which amounts so paid may be added by Lessor in addition to the rent next due thereafter.

8. Lessor shall not be obliged to incur any expense for repairing any of Lessee's improvements upon said demised premises or connected therewith, and the Lessee at his own expense will keep all Lessee's improvements in good repair (injury by fire, or other causes beyond Lessee's control excepted) as well as in a good tenable and whole-some condition, and will comply with all local or general regulations, laws and ordinances applicable, thereto as well as lawful requirements of all competent authorities in that behalf, Lessee will, as far as possible, keep said improvements from deterioration due to ordinary wear and from falling temporarily out of repair. If Lessee does not make repairs as required hereunder promptly and adequately, Lessor may but need not make such repairs and pay the costs thereof, and such costs shall be so much additional rent immediately due from and payable by Lessee to Lessor.

9. Lessee will allow Lessor reasonable access to the Premises for the purpose of examining or exhibiting the same, or to make any needed repairs, or alterations thereof which Lessor may see fit to make and will allow to have placed upon the Premises at all times notice of "For Sale" and "To Rent" and will not interfere with the same.

10. If Lessee shall abandon or vacate the Premises, or if Lessee's right to occupy the Premises be terminated by Lessor by reason of Lessee's breach of any of the covenants herein, the same may be re-let by Lessor for such rent and upon such terms as Lessor may deem fit, subject to Wisconsin law, and if a sufficient sum shall not thus be realized monthly, after paying the expenses of such re-letting and collecting, to satisfy the rent hereby reserved, Lessee agrees to satisfy and pay all deficiency monthly during the remaining period of this lease.

11. Lessee will, at the termination of this lease by lapse of time or otherwise, yield up immediate possession to Lessor, and failing so to do, will pay as liquidated damages, for the whole time such possession is withheld, the sum of two hundred fifty Dollars (\$ 250.00) per day; but the provisions of this clause shall not be held as a waiver by Lessor of any right of re-entry as hereinafter set forth; nor shall the receipt of said rent or any part thereof, or any other act in apparent affirmation of tenancy, operate as a waiver of the right to forfeit this lease and the term hereby granted for the period still unexpired, for a breach of any of the covenants herein.

12 There shall not be allowed, kept, or used on the Premises any inflammable or explosive liquids or materials save such as may be necessary for use in the business of the Lessee, and in such case, any substances shall be delivered and stored in amount, and used, in accordance with the rules of the applicable Board of Underwriters and statutes and ordinances now or hereafter in force.

13. If default to be made in the payment of the above rent, or any part thereof, or in any of the covenances herein contained to be kept by the Lessee, Lessee shall have the right to cure monetary defaults within 5 days after written notice and 30 days to cure for other defaults under the Lease within 30 days after written notice from Lessor. After the 30 days, Lessor may at his election declare said term ended and reenter the Premises or any part thereof, with or (to the extent permitted by law) without notice or process of law, and remove Lessee of any persons occupying the same, without prejudice to any remedies which might otherwise be used for arrears of rent, and Lessor shall have at all times the right to restrain from rent due.

14. Lessee's covenant to pay rent is and shall be independent of each and every other covenant of this lease. Except as specifically provided herein, Lessee agrees that any claim by Lessee against Lessor shall not be deducted from rent not set off against any claims for rent in any action.

15. It is further agreed, by the parties hereto, that after the service of notice, or the commencement of a suit or after final judgment for possession of the Premises, Lessor may receive and collect any rent due, and that payment of said rent shall not waive or affect said notice, said suit, or said judgment.

16. The party at fault will pay and discharge all reasonable costs, attorney's fees and expenses that shall be made and incurred by other party in enforcing the covenants and agreements of this lease.

17. The rights and remedies of Lessor under this lease are cumulative. The exercise or use of any one or more thereof shall not bar Lessor from exercise or use of any other right or remedy provided herein or otherwise provided by law, nor shall exercise not use of any right or remedy by Lessor waive any other right or remedy.

18. In case the Premises shall be rendered uninhabitable during the term of this lease by fire or other casualty Lessor at his option may terminate the lease within 15 days of the casualty or repair the Premises within 60 days thereafter. If Lessor elects to repair, this lease shall remain in effect provided such repairs are completed within said time and rent shall abate during such period of repair. If Lessor shall not have repaired the Premises within said time, then at the end of such time the term hereby created shall terminate. If this lease is terminated by reason of fire or casualty as herein specified, rent shall be apportioned and paid to the day of such fire or other casualty. In the event Lessor fails to elect to terminate the lease within the stated time or fails to repair within 60 days, the Lessee shall have the right to terminate the Lease upon notice to Lessor.

19. This lease is subordinate to all mortgages which may now or hereafter affect the Premises.

20. The words "Lessor" and "Lessee" wherever herein occurring and used shall be construed to mean "Lessors" and "Lessees" in case more than one person constitutes either party to this lease; and all the covenants and agreements contained shall be binding upon, and inure to, their respective successors, heirs, executors, administrators and assigns and may be exercised by his or their attorney or agent.

21. Wherever possible each provision of this lease shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this lease shall be prohibited by or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this lease.

SEVERABILITY
PLURALS: SUCCESSORS
SUBORDINATION
FIRE AND CASUALTY
CUMULATIVE RIGHTS
PAYMENT OF COSTS
RENT AFTER NOTICE OF SUIT
DEDUCTION OR SET OFF
NO RENT
DEFAULT BY LESSEE
EXTRA FIRE HAZARD
HOLDING OVER
ABANDONMENT AND RELETTING
ACCESS TO PREMISES
KEEP PREMISES IN REPAIR

ATTACH RIDERS HERE

If this instrument is executed by a corporation, such execution has been authorized by a duly adopted resolution of the Board of Directors of such corporation.

This lease consists of 3 pages numbered 1 to 3 including a rider consisting of 5 pages identified by Lessor and Lessee.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the Date of Lease stated above.

LESSEE: Green Lake Renewal Inc.

LESSOR: 486 Hill LLC



(SEAL)

(SEAL)



(SEAL)

(SEAL)

ASSIGNMENT BY LESSOR

On this _____, 20____ for value received, Lessor hereby transfers, assigns and sets over to _____ all right, title and interest in and to the above Lease and the rent thereby reserved, except rent due and payable prior to _____, 20____.

(SEAL)

(SEAL)

Note: Use Form Number 12-1P for assignment by Lessee.

**RIDER TO LEASE DATED APRIL 25, 2023
BETWEEN 486 HILL LLC (LANDLORD)
AND
GREEN LAKE RENEWAL INC. (TENANT)
FOR A PORTION OF THE PREMISES COMMONLY KNOWN AS
486 HILL STREET, GREEN LAKE, WI 54941**

1. **LEASED PREMISES:** The Leased Premises shall be the third floor which shall consist of approximately 13,245 sq. ft. of space in the building commonly known as 486 Hill Street, Green Lake, Wisconsin, per the attached floor plan. The Tenant shall have common use of all stairways. The Leased Premises is being tendered in "as is" condition and Tenant acknowledges by signing this Rider that Tenant has inspected the Leased Premises and accepts the Leased Premises in "as is" condition. Tenant shall also have a license to access the Leased Premises during the Lease Term, including access to the sally port to allow for use of the adjacent elevator, use of the front stairs of the building, and use of the first floor hallway to access the primary elevator.
2. **LEASE TERM:** The initial lease term shall be for sixty months 16 days as follows: 12:00 p.m., on May 15, 2023, through and including, 12:00 p.m., on May 31, 2028. Rent shall be due monthly, in advance, on the 1st day of each month beginning June 1, 2023. A late charge of \$200.00 shall apply for rent received after the 5th of the month. The Tenant shall also be given an option to extend the lease for an additional five years if the Tenant has paid their rent on time during the first five years of the lease and has given the Landlord a written notice of Tenant's intent to extend the lease 90 days prior to the termination of the lease.
3. **RENT:** The amount of the monthly rent shall be as follows:

May 15, 2023 through and including May 31, 2023: \$0.00
June 1, 2023 through and including May 31, 2024: \$2,000.00
June 1, 2024 through and including May 31, 2025: \$2,060.00
June 1, 2025 through and including May 31, 2026: \$2,122.00
June 1, 2026 through and including May 31, 2027: \$2,185.00
June 1, 2027 through and including May 31, 2028: \$2,251.00

Five Year Option Period:

June 1, 2028 through and including May 31, 2029: \$2,319.00
June 1, 2029 through and including May 31, 2030: \$2,388.00
June 1, 2030 through and including May 31, 2031: \$2,460.00
June 1, 2031 through and including May 31, 2032: \$2,534.00
June 1, 2032 through and including May 31, 2033: \$2,610.00

Tenant agrees to have the electric service to the Leased Premises separately metered at Tenant's cost, and Tenant shall be responsible for the cost of electricity for the Leased Premises. Landlord shall be responsible for the other utilities associated with the use of the Leased Premises, including, but not limited to, water and gas. Tenant agrees to maintain a minimum temperature of 45 degrees in the warehouse area. Tenant shall be financially responsible for their phone, internet, waste disposal and alarm system costs.

4. **SECURITY DEPOSIT:** Upon the execution of the Lease, Tenant shall pay a \$2,000.00 security deposit.
5. **INSURANCE:** Tenant, at Tenant's cost and expense, shall maintain acceptable commercial general liability Insurance on an occurrence basis with a minimum liability in an amount of \$1,000,000.00; fire insurance on an all risk bases, including water damage, sprinkler leakage and legal liability, with extended coverage, vandalism and malicious mischief endorsements, in an amount adequate to cover the full replacement value of all trade fixtures, furniture, mechanical equipment, inventory and items of personal property; and, worker's compensation insurance, if applicable.

All policies shall be issued in the name of Tenant and shall name the Landlord as an additional insured, and at Landlord's request, the name of Landlord's mortgagees. In the event the Tenant's use increases the Landlord's insurance rate for the building, the Tenant will be responsible for paying the Landlord the additional cost of insurance incurred by the Tenant's use. All policies shall contain an endorsement stating that such insurance may not be materially changed, amended or canceled, except after 30 days prior written notice from the insurance company to Landlord sent via certified mail, and that Tenant shall be solely responsible for the payment of premiums. All policies shall contain an additional endorsement stating that the insurer waives subrogation, or consents to a waiver of the right of recovery from Tenant and agrees that it shall not make any claim against, or seek to recover from Landlord, any loss or damage to its property or the property of others resulting from fire, sprinkler leakage, or other hazards covered by such insurance.

Tenant shall provide Landlord with certificates of insurance evidencing that Tenant has complied with the foregoing insurance obligations. Landlord shall insure the building structure itself, provided that the Tenant's use of the Leased Premises does not cause an increase in the Landlord's current insurance premiums. If Tenant's use of the Leased Premises causes an increase in Landlord's current insurance premiums, then Tenant shall reimburse Landlord for such increase as additional rent.

6. **USE OF PREMISES:** The Leased Premises shall be used by Tenant for events and pickleball and uses incidental and related thereto. No other uses shall be permitted without the express written consent of the Landlord.
7. **PARKING:** Street parking.
8. **SIGNS:** Tenant shall be allowed to place its sign on the building and/or its entrance, provided that Landlord consents to the signage (which consent shall not be unreasonably withheld). Any sign placed on the building by Tenant shall comply with all building code and/or signage requirements as delineated and set forth in the applicable codes and ordinances of the City of Green Lake.
9. **TENANT BUILD-OUTS:** Tenant build-outs, if any, shall be per local building code at Tenant's sole cost and expense, and shall be performed only by qualified contractors, sub-contractors or tradesmen, some of whom may be current employees of Tenant. Tenant shall provide Landlord with plans, specifications and permit applications for all proposed build-outs, and the names and addresses of all contractors, subcontractors and tradesmen who will be providing materials and labor. Construction of the build-outs may commence only after Landlord consents in writing to the proposed plans, specifications and permit applications, and to the list of contractors, subcontractors, and tradesmen, which consent shall not be unreasonably withheld. Tenant is responsible for obtaining all necessary City permits for build-out construction.

If Tenant vacates by reason of the expiration or termination of the lease term, or otherwise, Tenant shall, at its sole cost and expense, upon the written request of Landlord, repair any damage done by the Tenant prior to vacating the space.
10. **LANDLORD BUILD-OUTS:** The space shall be given to Tenant in "as is" condition.
11. **MAINTENANCE:** Landlord shall deliver the space with all mechanicals in good working order (including all electric and plumbing). Tenant shall be responsible to maintain the interior of the Leased Premises, including, but not limited to those mechanical systems, plumbing, lighting, electrical, doors and windows serving only the Leased Premises. Landlord shall replace any piece of mechanical equipment that fails unless the failure is caused by Tenant's negligence or neglect. The maintenance and repair of the roof, exterior walls, common elements including but not limited to the HVAC system, hot water heater, entry way, halls, sprinkler system, etc., shall be the responsibility of Landlord. Pest control shall be the responsibility of the Landlord. The Tenant shall be responsible for the

annual maintenance of the interior of the space and will be responsible for interior repairs. Tenant shall also be responsible for providing garbage and recycling dumpsters for Tenant's use. Tenant shall be permitted to place the dumpsters on Landlord's parking lot located at 476 Hill Street, Green Lake, Wisconsin.

12. **SUBORDINATION AND ESTOPPEL:** In the event that Landlord shall require Tenant to execute a subordination agreement or estoppel certificate, Tenant hereby agrees to do so in a timely manner, provided that any such agreement or certificate preserves for Tenant, its right of quiet enjoyment of the Leased Premises.
13. **ENVIRONMENTAL COMPLIANCE AND INDEMNIFICATION:** Tenant shall, at all times, comply with all federal, state county and local environmental laws, rules and regulations, including, but not limited to: the Clean Air Act, the Federal Water Pollution Control Act of 1972, the Resource Conservation & Recovery Act of 1976, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, and the Toxic Substances Control Act.

Tenant shall protect, indemnify and hold Landlord harmless from and against all liabilities, obligations, claims, damages, penalties, causes of action, costs and expenses (including reasonable attorney's fees) of whatever kind or nature, contingent or otherwise, known or unknown, incurred or imposed, based upon any environmental laws resulting from any environmental condition on or about the premises which is caused by Tenant, or is contributed to by Tenant during the Lease Term. The obligations of Tenant under this Provision shall survive the expiration of the Lease Term. Lessor warrants and represents, to the best of its knowledge the premises are in compliance with all federal, state, county, and local environmental laws and regulations.
14. **HOURS OF OPERATION:** Tenant shall have access to the Leased Premises at all times during the Lease Term.
15. **ASSIGNMENTS AND SUBLETS:** Tenant shall be permitted to assign the Lease and this Rider, or sublet the Leased Premises, with written consent of Landlord. Any rent received by Tenant per such sublease which exceeds the pro-rata amount of rent charged Tenant by Landlord shall be split between Tenant and Landlord after Landlord's reasonable legal fees incurred in connection with such sublease are deducted.
16. **LANDLORD'S USE OF LEASED PREMISES:** During the Lease Term, at those times Tenant is not otherwise using the Leased Premises, and subject to the terms and conditions set forth below, Landlord may use and temporarily occupy the Leased Premises.

MUTUALLY
AGREEABLE
WRITTEN

[Signature]

[Signature]

Landlord shall submit a request for use of the Leased Premises (a "Request for Use") to Tenant ~~a minimum of thirty (30) days~~ prior to the date Landlord desires to use the Leased Premises. The Request for Use shall include the following information:

- (a) the date Landlord is requesting to use the Leased Premises;
- (b) the time of day that Landlord will require access to the Leased Premises and the time of day that Landlord expects to vacate the Leased Premises;
- (c) a description of the event to be held at the Leased Premises (the "Landlord Event"); and
- (d) whether alcoholic beverages will be served at the Landlord Event.

Tenant shall notify Landlord of Tenant's approval or denial of the Request for Use within five (5) days following Tenant's receipt of the Request for Use. Tenant's approval shall not be unreasonably withheld.

Landlord shall be responsible for complying with all federal, state, and local codes, statutes, laws, regulations, and ordinances applicable to the Landlord Event. Unless otherwise agreed to by Landlord and Tenant, Landlord shall be responsible for providing all food, beverages, supplies, and services necessary for the Landlord Event. Following the Landlord Event, Landlord shall be responsible for cleaning the Leased Premises, returning all of Tenant's personal property to its original location, and repairing or replacing any personal property, fixture, or any part of the Leased Premises damaged during or as a result of the Landlord Event.

Prior to a Landlord Event, Landlord shall provide Tenant with proof of insurance, including general liability and worker's compensation, in accordance with the following:

- (a) Landlord shall maintain statutory worker's compensation insurance for its employees employed at the Leased Premises during a Landlord Event, if any.
- (b) Landlord shall secure and maintain in force such general liability and property damage insurance as shall protect it and any sub-user of the Leased Premises from claims for damages for personal injuries, including accidental death, as well as from claims for property damage, whether such use of the Leased Premises is by Landlord or by any sub-user or

anyone directly or indirectly employed or authorized by either of them. The amount of such insurance shall be equal to or greater than \$1,000,000.00 for comprehensive general liability per occurrence and in the aggregate for bodily injury and property damage. Landlord's policy shall name Tenant as an additional insured.

Landlord hereby agrees to release, indemnify, defend and hold harmless Tenant and its officials, officers, employees and agents from any and all judgments, damages, penalties, losses, costs, claims, expenses, suits, demands, debts, actions, and/or causes of action of any type or nature whatsoever, including actual and reasonable attorneys' fees, which may be sustained or to which they may be exposed, directly or indirectly, by reason of personal injury, death, property damage, or other liability, alleged or proven, resulting from or arising out of Landlord's use of the Leased Premises pursuant hereto.

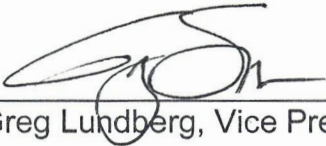
17. **NOTICES:** All notices under the Lease and this Rider shall be in writing. The mailing or personal delivery or facsimile of a notice to a party or their counsel shall be sufficient service of notice hereunder, provided, however, that if notice is faxed, it shall be faxed during regular business hours and provided further that the party faxing the notice shall also send a copy of the notice via regular mail. Any notice mailed or faxed as provided herein shall be deemed to have been given or made on the date that it was mailed or faxed.
18. **RIDER CONTROLLING:** To the extent that the terms of this Rider conflict with the terms of the printed Lease form, the terms of this Rider shall control.
19. **DISCLOSURE:** Matthew Rogatz, the sole member of Landlord, discloses to Tenant that he has an ownership interest in the 486 Hill Street property and is a licensed managing real estate broker in the State of Illinois.
20. **ENTIRE AGREEMENT:** The Lease and this Rider constitute the sole and entire agreement of the parties hereto with respect to the subject matter contained therein and herein, and supersede all prior and contemporaneous understandings and agreements, both written and oral, with respect to such subject matter.
21. **GOVERNING LAW AND VENUE:** The Lease and this Rider shall be governed by and construed in accordance with the internal laws of the State of Wisconsin. Venue for any legal proceedings arising out of or related in any way to the Lease and/or this Rider shall be the state or federal courts for Green Lake County, Wisconsin.

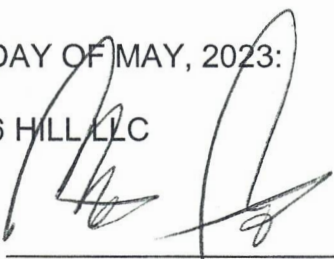
22. **WAIVER OF JURY TRIAL:** FOR ANY DISPUTE ARISING OUT OF OR RELATED TO THE LEASE OR THIS RIDER, THE PARTIES HEREBY WAIVE THE RIGHT TO A JURY TRIAL.
23. **LIMITATION ON CLAIMS:** EACH OF LANDLORD AND TENANT HEREBY UNCONDITIONALLY AND IRREVOCABLY WAIVE AND DISCLAIM ALL RIGHTS TO CLAIM OR SEEK ANY CONSEQUENTIAL, PUNITIVE, EXEMPLARY, STATUTORY OR TREBLE DAMAGES RELATING TO ANY CLAIMS OR CAUSES OF ACTION AGAINST THE OTHER OF THEM AND ARISING OUT OF OR RELATING TO THE LEASE OR THIS RIDER, OR THE TRANSACTION CONTEMPLATED BY THE LEASE OR THIS RIDER.

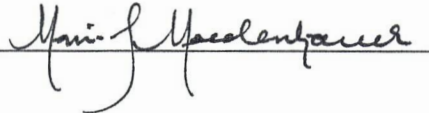
AGREED AND ACCEPTED, THIS 15 DAY OF MAY, 2023:

GREEN LAKE RENEWAL INC.

486 HILL LLC

By: 
Greg Lundberg, Vice President

By: 
Matthew Rogatz, Sole Member

Attest: 

END OF RIDER