

# LEASE AMENDMENT #1

## 08-31-2016

THE LEASE AGREEMENT FOR OFFICE SPACE IN THE SAUK COUNTY WEST SQUARE BUILDING ("Agreement") dated July 1<sup>st</sup>, 2013 by and between Sauk County, a political subdivision of the State of Wisconsin, ("County") and Workforce Development Board of South Central Wisconsin ("Lessee" or "DWD") is hereby amended as follows:

### BACKGROUND REGARDING THIS AMENDMENT

Previously MATC had a separate lease agreement with the County for 378 square feet of office space which was within the DWD Departmental Suite and included a workspace/cubical. As of 8-30-2016 MATC is no longer going to be leasing this space and DWD will be adding this square footage to their lease but may need to sub-lease this space.

### Article One – Lease of Site, Section 1.1. is modified as follows:

**Section 1.1. Lessor leases to Lessee and Lessee leases from Lessor those premises consisting of Two Thousand Two Hundred and Seventy (2,270) square feet of office space at the Sauk County West Square Building, described in Amendment A attached and incorporated here by reference ("demised premises") for the term and under the terms and conditions here. (Previously lease was for 1,892 square feet)**

### Article Three – Rental, Section 3.3. is added as follows:

**Section 3.3. During the remaining term of this agreement the Lessee shall pay the Lessor an annual rent for the demised premises the sum of Thirteen Dollars and Seventy Nine Cents (\$13.79) per square foot annually (\$31,303.30) payable in equal monthly installments of Two Thousand Six Hundred and Eight Dollars and sixty One Cents (\$2,608.61) in advance on the first day of each month of the term of this lease. This fee shall increase by 3% at the end of each calendar year beginning on December 31<sup>st</sup>, 2016 and annually thereafter for the term of this agreement. Attachment D – Amendment #1 8-31-2016 (included) shows the updated schedule of annual payments for remainder of the first term and second term of the original lease agreement.**

### Article Ten – Assignments and Subleases, section 10.1. is modified as follows:

**Section 10.1. Lessee shall not assign the leasehold created here, nor sublet or sublease the demised premises or any part of them, in whole or in part, without the prior written consent of Lessor. Lessor does agree that Lessee may sublease up to 378 square feet at the same cost that the lessee is paying the lessor. Lessee must provide a copy of the sublease to the lessor and lessee shall not execute a sublease until lessor provides written approval of the sublease and sublessee.**

### Attachments: Updated Attachment D

All other portions, conditions and requirements of the original lease agreement will remain in full effect.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date of the last signature below.

SAUK COUNTY

Workforce Development Board of South Central Wisconsin

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Marty Krueger, County Board Chair  
(Name & Title)

\_\_\_\_\_  
Pat Schramm, Executive Director  
(Name & Title)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
39-6005740  
(Tax ID #)

\_\_\_\_\_  
(Tax ID #)

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Becky Evert, County Clerk  
(Name & Title)

\_\_\_\_\_  
(Date)