

LEASE PARCEL

A part of Lot Twenty-Nine (29) and Lot Thirty (30) of Clement and Doty's Subdivision of Lot Three (3), in the 3rd Ward, City of Oshkosh, Winnebago County, Wisconsin containing 5,625 square feet (0.129 acres) of land and being described by:

Commencing at the Northeast Corner of said Lot 29 of Clement and Doty's Subdivision of Lot 3, thence S89°-32'-21"E 70.54 feet along the north line of said Lot 29; thence S00°-27'-39"W 5.64 feet to the point of beginning; thence continue S00°-27'-39"W 75.00 feet; thence N89°-32'-21"W 75.00 feet; thence N00°-25'-28"E 75.00 feet; thence S89°-32'-21"E 75.00 feet to the point of beginning being subject to any and all easements and restrictions of record.

12' WIDE INGRESS/EGRESS AND UTILITY EASEMENT

A part of Lot Twenty-Nine (29) of Clement and Doty's Subdivision of Lot Three (3), in the 3rd Ward, City of Oshkosh, Winnebago County, Wisconsin containing 1,349 square feet (0.031 acres) of land and being Six (6) feet each side of and parallel to the following described line:

Commencing at the Northeast Corner of said Lot 29 of Clement and Doty's Subdivision of Lot 3; thence S89°-32'-21"E 70.54 feet along the north line of said Lot 29; thence S00°-27'-39"W 80.64 feet; thence N89°-32'-21"W 75.00 feet; thence N00°-25'-28"E 31.55 feet to the point of beginning; thence N89°-34'-32"W 112.42 feet to a point on the east line of Doty Street and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate on said east line of Doty Street.

8' WIDE UTILITY EASEMENT

A part of Lot Twenty-Nine (29) and Lot Thirty (30) of Clement and Doty's Subdivision of Lot Three (3), in the 3rd Ward, City of Oshkosh, Winnebago County, Wisconsin containing 693 square feet (0.016 acres) of land and being Four (4) feet each side of and parallel to the following described line:

Commencing at the Northeast Corner of said Lot 29 of Clement and Doty's Subdivision of Lot 3; thence S89°-32'-21"E 70.54 feet along the north line of said Lot 29; thence S00°-27'-39"W 80.64 feet; thence S89°-32'-21"E 4.00 feet to the point of beginning; thence N00°-27'-39"E 11.25 feet to a point herein after referred to as Point "A"; thence continue N00°-27'-39"E 9.30 feet to the point of termination. Also beginning at said Point "A"; thence S73°-13'-40"E 70.20 feet to a point on the west line of South Main Street and the point of termination. The side lot lines of said easement are to be shortened or lengthened to terminate on said west line of South Main Street.

PARENT PARCEL

Parcel 1:

Lots Thirty (30), Thirty-one (31), Thirty-two (32), Thirty-three (33) and the East 1/2 of Lot Thirty four (34), all in Clement & Doty's Subdn. of Lot 3 in the Third Ward, City of Oshkosh, per Leach's Map of 1894, Winnebago County, Wisconsin, Less: The South Ten (10) feet of the West 1/2 of Lot 33 in Clement & Doty's Subdn. of Lot 3, in the Third Ward, City of Oshkosh, per Leach's Map of 1894.

Parcel 2:

Lots Six (6), Seven (7) and Eight (8) of Block Forty-five (45) in the plat of the Original Third Ward, in the Third Ward, City of Oshkosh, per Leach's Map of 1894, Winnebago County, Wisconsin, excepting therefrom that portion thereof heretofore conveyed by Deed recorded in Volume 346 on Page 331.

Lot Twenty-nine (29) in Clement & Doty's Subdn. of Lot 3 in the Third Ward, City of Oshkosh, per Leach's Map of 1894, Winnebago County, Wisconsin.

TITLE REPORT REVIEW

Title Report: First American Title Insurance Company

Commitment No. NCS-680613-MKE

Effective Date: July 18, 2014

Fee Simple Title Vested In: Robert E. Stauffer, Jr. and Debralee Stauffer, each an undivided ½ interest as tenants in common.

NOTE: The Statement of Applicability refers to the Lease Site and any Easements pertinent Thereto. Where Specific Encumbrances affect the Lease Site and/or a Pertinent Easement, they are identified as such.

Schedule B-II

(1-7) These are General Statements and not Specific Encumbrances.

(8) Temporary Limited Easement recorded on December 10, 1993 as Document No. 860429. **This easement was terminated upon completion of the road construction and therefore no longer applies.**

(9-10) These are General Statements and not Specific Encumbrances.

SURVEYED FOR:



600 Busse Highway
Pork Ridge, IL 60068
OFFICE: (847) 698-6400
FAX: (678) 444-4472

SURVEYED FOR:



323 S. Hole Street, Suite 100
Wheelton, IL 60187
OFFICE: (630) 221-8500
FAX: (630) 221-8516

MERIDIAN

SURVEYING, LLC

N8774 Firelane 1 Office: 920-993-0881
Menasha, WI 54952 Fax: 920-273-6037

SITE NAME: IOWA STREET

SITE NUMBER: W-00-5336

SITE ADDRESS: 1641 S. MAIN STREET
OSHKOSH, WI 54902

PROPERTY OWNER:
ROBERT STAUFFER
1641 S. MAIN STREET
OSHKOSH, WI 54902

PARCEL NO.: 90305990000

ZONED: MANUFACTURING

DEED: DOCUMENT NO. 696793,
DOCUMENT NO. 697390

LEASE EXHIBIT

FOR
CENTRAL STATES TOWER II, LLC
BEING A PART OF LOT'S 6, 7 & 8 BLOCK
45, PLAT OF ORIGINAL 3RD WARD AND LOT'S
29 THRU 32, PART OF LOT'S 33 & 34 OF
CLEMENT & DOTY'S SUBDIVISION, CITY OF
OSHKOSH, WINNEBAGO COUNTY, WISCONSIN

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| 3 | 8-28-14 | Added Lease & Easements | J.D. |
| 2 | 8-19-14 | Added Title Report | J.D. |
| 1 | 4-22-14 | Preliminary Survey | J.D. |
| NO. | DATE | DESCRIPTION | BY |

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| DRAWN BY: J.D. | FIELD WORK DATE: 4-21-14 |
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| CHECKED BY: C.A.K. | FIELD BOOK: M-30, PG. 21 |
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| JOB NO.: 7617-B1616 | SHEET 3 OF 3 |
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