

LEASE PARCEL

A part of Lot Six (6), Block Four (4) of Bassett's Fourth Addition being located in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-Seven (27), Township Twenty (20) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin, containing 2,926 square feet (0.067 acres) of land and being described by:

Commencing at the Northwest Corner of Lot 2, Block 4 of Bassett's Fourth Addition; thence N89°-26'-26"E 174.75 feet along the North line of said Lot 2 and Lot 6; thence S00°-33'-34"E 76.00 feet; thence N89°-26'-26"E 15.00 feet to the point of beginning; thence N00°-33'-34"W 61.00 feet; thence N89°-26'-26"E 50.00 feet; thence S00°-33'-34"E 42.04 feet; thence S34°-05'-14"W 23.05 feet; thence S89°-26'-26"W 36.89 feet to the point of beginning, being subject to any and all easements and restrictions of record.

30 FOOT WIDE UTILITY AND INGRESS/EGRESS EASEMENT

A part of Lot Two (2) and Lot Six (6), Block Four (4) of Bassett's Fourth Addition being located in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-Seven (27), Township Twenty (20) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin, containing 4,471 square feet (0.103 acres) of land and being Fifteen (15) feet each side of and parallel to the following described line:

Commencing at the Northwest Corner of Lot 2, Block 4 of Bassett's Fourth Addition; thence N89°-26'-26"E 174.75 feet along the North line of said Lot 2 and Lot 6; thence S00°-33'-34"E 7.50 feet to the point of beginning; thence continue S00°-33'-34"E 38.00 feet to a point herein after referred to as Point "A"; thence continue S00°-33'-34"E 30.50 feet to the point of termination. Also, beginning at said Point "A"; thence S89°-26'-26"W 50.00 feet; thence N81°-04'-35"W 45.52 feet to the point of termination

15 FOOT WIDE UTILITY AND INGRESS/EGRESS EASEMENT

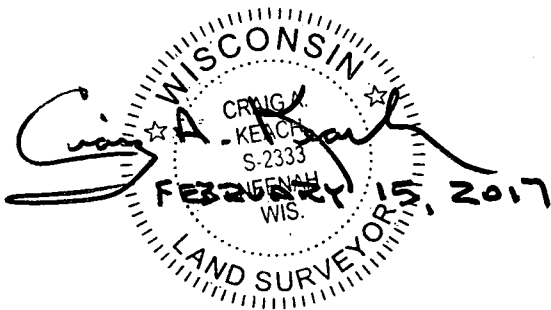
A part of Lot Two (2), Block Four (4) of Bassett's Fourth Addition being located in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-Seven (27), Township Twenty (20) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin, containing 1,200 square feet (0.028 acres) of land and being 7.5 feet each side of and parallel to the following described line:

Commencing at the Northwest Corner of Lot 2, Block 4 of Bassett's Fourth Addition; thence N89°-26'-26"E 174.75 feet along the North line of said Lot 2 and Lot 6; thence S00°-33'-34"E 45.50 feet; thence S89°-26'-26"W 50.00 feet; thence N81°-04'-35"W 45.52 feet to the point of beginning; thence S89°-26'-26"W 79.98 feet to a point on the east line of S. Commercial 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 S. Commercial Street.

15 FOOT WIDE UTILITY EASEMENT

A part of Lot Six (6), Block Four (4) of Bassett's Fourth Addition being located in the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Twenty-Seven (27), Township Twenty (20) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin, containing 1,580 square feet (0.036 acres) of land and being 7.5 feet each side of and parallel to the following described line:

Commencing at the Northwest Corner of Lot 2, Block 4 of Bassett's Fourth Addition; thence N89°-26'-26"E 174.75 feet along the North line of said Lot 2 and Lot 6; thence S00°-33'-34"E 7.50 feet to the point of beginning; thence N89°-26'-26"E 105.31 feet to a point on the east line of Maple 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 Maple Street.



PARENT PARCEL

Lot 2 and the North 10 feet of Lot 3 of Block 4 in BASSETT'S FOURTH ADDN., in the First Ward, City of Neenah, per Palmer's Map, and now in the Eighth Ward of said City, Winnebago County, Wisconsin.

That part of Lot 6 of Block 4 in BASSETT'S FOURTH ADDN., and of vacated Maple Street, in the First Ward, City of Neenah, per Palmer's Map, and now in the Eighth Ward of said City, Winnebago County, Wisconsin, described as follows, viz: Commencing at the Northwest corner of Lot 1 of Block 4 in said Bassett's Fourth Addn; thence South 00°45' 31" East, 81.03 feet along the East line of Commercial Street, to the South line of said Lot 1: thence North 89° 02' 52" East, 134.47 feet along the South line of said Lot 1, to the Northwest corner of Lot 6, Block 4, Bassett's Fourth Addn., and to the point of beginning; thence continuing North 89° 02' 52" East, 150.77 feet along the North line of said Lot 6 and its extension Easterly, to a point on the former Northwesterly right-of-way line of the Chicago and Northwestern Railroad; thence South 33° 41' 40" West, 98.56 feet along said Northwesterly right-of-way line, to a point on the easterly extension of the North line of Lot 2 of Certified Survey Map No. 1198; thence South 89° 03' 40" West, 95.07 feet along said Easterly extension and along the North line of Lot 2 of said Certified Survey Map, to the Southeast corner of Lot 2 of Block 4 in said Bassett's Fourth Addn.; thence North 00° 43' 08" West, 81.06 feet along the East line of said Lot 2 of Block 4, to the point of beginning.

TITLE REPORT REVIEW

Title Report: First American Title Insurance Company National Commercial Services

Commitment No. NCS-804289-MKE

Effective Date: July 15, 2016

Fee Simple Title Vested In: Bright Star Properties LLC, a Wisconsin limited liability company

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

Schedule B-II

(1-9) These are General Statements and not Specific Encumbrances.

10) Terms, conditions and provisions as set forth in Easement Deed by Court Order In Settlement of Landowner Action granted to Sprint Communications Company L.P., Qwest Communications Company, LLC and WiTel Communications, Inc. recorded November 20, 2013 as Document No. 1653029. This is a 20 foot wide blanket easement upon the parent parcel. Does apply but cannot be specifically mapped.

11) Taxes for the year 2015 in the net amount of \$1,675.97 are being paid on a payment plan. Balance due \$418.99.

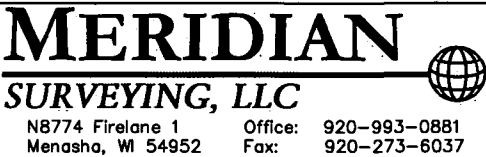
(12) Mortgage dated June 17, 2013 and recorded June 21, 2013 as Document No. 1640774, made by Bright Star Properties LLC, a Wisconsin limited liability company, to Lakeview Credit Union, to secure an indebtedness in the amount of \$100,000.00, and the terms and conditions thereof. Applies to the parent parcel.

NOTE: Rental Unit Energy Efficiency Standards Certificate of Compliance recorded on March 23, 2000, as Document No. 1089292.

SURVEYED FOR:



SURVEYED FOR:



SITE NAME: HENRY ST. NEENAH

SITE NUMBER: WI-00-5056

SITE ADDRESS: 512 S. COMMERCIAL STREET
NEENAH, WI 54956

PROPERTY OWNER:
BRIGHT STAR
PROPERTIES, LLC.
3324 DEKALB LANE
NEENAH, WI 54956

PARCEL NO.: 80800190000

ZONED: I2, GENERAL INDUSTRIAL

DEED: DOCUMENT NO. 1640773

LEASE EXHIBIT

FOR
CENTRAL STATES TOWER III, LLC
BEING A PART OF THE SW1/4 OF THE
NW1/4, SECTION 27, T.20N., R.17E.,
CITY OF NEENAH, WINNEGAGO COUNTY,
WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	2-14-17	Revised Easements	JB
2	8-16-16	Added Lease & Easements	JD
1	7-11-16	Preliminary Survey	JD

DRAWN BY: J.D.	FIELD WORK DATE: 7-8-16
CHECKED BY: C.A.K.	FIELD BOOK: M-37, PG. 31
JOB NO.: 8935	SHEET 3 OF 3