

SECOND AMENDMENT to the LEASE AGREEMENT
Between Morton Martin I LLC, Dumke and Associates, LLC and the City of Menasha
DATED March 17, 2008
AMENDED December 21, 2010

THIS SECOND AMENDMENT TO THE LEASE AGREEMENT, executed in Menasha, Wisconsin on this ___ day of **November**, 2011, is made effective between Morton Martin I LLC, OLH, LLC and the City of Menasha and is made with reference to the Lease Agreement dated March 17, 2008 and First Amendment to the Lease Agreement dated December 21, 2010.

1. Assignment of Lease. Dumke and Associates, LLC assigns its rights, title and interest under the LEASE AGREEMENT and any amendments thereto to OLH, LLC.
2. Add to paragraph 2. **Term: (d) 2012 Renewal Term**. This Lease Agreement shall recommence on January 1, 2012 and end December 31, 2013.
3. Extend the First Amendment to the Lease Agreement dated December 21, 2010, Rental rate of \$4.00 per square foot for 2 more years.
4. Adding the option for the City of Menasha to purchase the leased premises after 1 year (between January 1, 2013 – December 31, 2013) either by land contract or by outright purchase with 120 day advance notice given to Landlord. The City of Menasha has the option to purchase this condo unit consisting of 2,770 square feet for \$246,000.00.
5. **City of Menasha has permission to post property consistent with Sec. 11-2-2(a)(2) of the Code of Ordinance of the City of Menasha (Concealed Carry)**.
6. All other terms and conditions set forth in the initial agreement dated March 17, 2008 and First Amendment to the Lease Agreement, unless inconsistent with the above changes shall remain the same.
7. Landlord reserves the right to serve a 120 day written notice to the City of Menasha to vacate property at any time during this lease extension.

IN WITNESS WHEREOF, the undersigned have executed the Amendment as of the date first written above:

Morton Martin I, LLC
()

Donald Merkes, Mayor
City of Menasha

Dumke and Associates, LLC
()

OLH, LLC assumes Dumke and Associates, LLC rights, title and interest under the LEASE AGREEMENT and any amendments thereto.

OLH, LLC
()