

EXHIBIT C

Restrictive Covenant

Commencing at the northeast corner of said Section 29; thence South 89 degrees 22 minutes 41 seconds West, assumed bearing, on the north line of said Northeast Quarter, 2623.15 feet to the northwest corner of said Northeast Quarter; thence South 00 degrees 51 minutes 42 seconds East on the west line of said Northwest Quarter, 2244.42 feet; thence North 89 degrees 37 minutes 08 seconds East, 43.93 feet to the east right of way line of George Street, said point being the point of beginning; thence North 00 degrees 01 minutes 46 seconds East on said east right of way line, 47.41 feet; thence North 88 degrees 53 minutes 13 seconds East, 95.70 feet; thence North 00 degrees 51 minutes 11 seconds West, 52.54 feet; thence North 89 degrees 00 minutes 15 seconds East, 38.73 feet; thence North 00 degrees 48 minutes 45 seconds West, 298.17 feet to the south right of way line of St. Cloud Street; thence easterly on said south right of way line on the following three courses; 1) thence North 89 degrees 29 minutes 37 seconds East, 59.42 feet; 2) thence South 04 degrees 26 minutes 56 seconds East, 5.46 feet; 3) thence North 89 degrees 28 minutes 22 seconds East, 432.64 feet; thence South 00 degrees 50 minutes 29 seconds East, 395.55 feet; thence South 89 degrees 37 minutes 08 seconds West, 627.71 feet to the point of beginning.

Subject to the following Restrictive Covenant: Regardless of the owner, occupant, tenant, or use of the Property, the real property (as defined in § 70.03, Wis. Stat.) shall remain subject to the general property tax pursuant to Chapter 70 of the Wisconsin Statutes for a minimum period commencing at the date of this deed and concluding on December 31, 2042. No owner, occupant, or tenant of the Property shall apply for the real property to be exempt from taxation as provided in § 70.11, Wis. Stat., for any tax year prior to tax year January 1, 2043.

This covenant shall run with the land and any future conveyance of the Property shall be subject to the covenant. The City of La Crosse may enforce this covenant using any available legal or equitable remedies permitted by the laws of Wisconsin, including injunctive relief, reasonable attorney's fees and the costs of enforcement of this covenant, and liquidated damages equal to the amount of real estate taxes for the duration of the restrictive covenant time period ending December 31, 2042 that the violator would have paid but for the granting of the tax exemption for the Property.