

THIS PROMISSORY NOTE HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933 OR THE APPLICABLE STATE “BLUE SKY” LAWS AND REGULATIONS OF ANY STATE AND MAY NOT BE DISPOSED OF TO ANY PERSON OTHER THAN BMO HARRIS BANK N.A., UNLESS IT IS REGISTERED THEREUNDER OR THERE IS DELIVERED TO BMO HARRIS BANK N.A., OR ITS SUCCESSOR AS TRUSTEE UNDER A BOND AGREEMENT DATED AS OF APRIL 1, 2017, AN OPINION OF RECOGNIZED COUNSEL SATISFACTORY TO BMO HARRIS BANK N.A. OR ITS SUCCESSOR AS TRUSTEE, TO THE EFFECT THAT IT MAY BE RESOLD OR OTHERWISE DISPOSED OF PURSUANT TO EXEMPTION FROM SUCH REGISTRATION REQUIREMENTS.

PROMISSORY NOTE

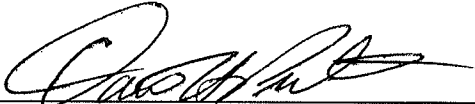
<u>Principal Amount</u>	<u>Original Issue Date</u>	<u>Maturity Date</u>
\$6,660,000	April 7, 2017	April 1, 2047

FOR VALUE RECEIVED, the undersigned, Commercial Properties Partners, LLC, a Wisconsin limited liability company, and DuraTech Industries, Inc., a Wisconsin corporation (collectively, the “Borrower,” which term shall be construed to include the heirs, personal representatives, and successors and assigns of the Borrower), hereby jointly and severally promises to pay to the order of the CITY OF LA CROSSE, WISCONSIN, a municipality existing under the laws of the State of Wisconsin (the “Issuer”), the principal sum of SIX MILLION SIX HUNDRED SIXTY THOUSAND DOLLARS (\$6,660,000) (or so much as may have been requisitioned under that certain Bond Agreement (the “Bond Agreement”) dated as of April 1, 2017 by and among the Issuer, the Borrower, BMO Harris Bank N.A., as Trustee, and BMO Harris Bank N.A., as Original Purchaser, which Bond Agreement secures the Bonds referenced above), payable in the same installments of principal and interest, due on the same dates and at the same interest rates and premiums, as are set forth for the Bonds in the Bond Agreement.

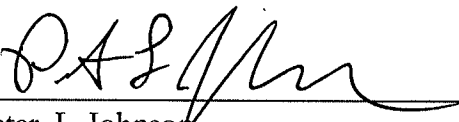
This Promissory Note constitutes the Promissory Note issued under the Bond Agreement, which Bond Agreement is hereby incorporated herein by this reference. Reference is hereby made to the Bond Agreement for a statement of the terms and conditions on which the Loan evidenced hereby was made, for a description of the circumstances under which there shall be credits allowed against the installments of principal and interest on this Promissory Note, and for a description of the terms and conditions upon which this Promissory Note may be prepaid or its maturity accelerated.

**COMMERCIAL PROPERTIES PARTNERS, LLC**

By: Pretasky Enterprises, LLC, its Sole Member

By:   
Name: David H. Pretasky  
Title: Managing Member

**DURATECH INDUSTRIES, INC.**

By:   
Name: Peter L. Johnson  
Title: President

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned, City of La Crosse, Wisconsin, hereby assigns, without recourse, all its right, title and interest in and to the above Promissory Note to BMO Harris Bank N.A. or its successor or successors, as Trustee under the Bond Agreement referenced above.

Dated: April 7, 2017

[SEAL]

**CITY OF LA CROSSE, WISCONSIN**

By:   
Timothy Kabat, Mayor

Attest:   
Teri Lehrke, City Clerk