

EXHIBIT C

Restrictive Covenant

[legal description]

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.