

**SUB-LEASE TO THE
NORTHSIDE MUNICIPAL DOCK LEASE**

WHEREAS, there was an Agreement entered into on March 20, 1995, by and between the Board of Harbor Commissioners of the City of La Crosse, Wisconsin, hereinafter referred to as "Board," and Hanke Terminals, Inc., a Wisconsin corporation, hereinafter referred to as "Hanke;" and

WHEREAS, it is the desire of Hanke to sub-lease such facility that is the subject of the March 20, 1995, lease referred to above to the La Crosse Baseball, LLC, hereinafter referred to as "Loggers."

NOW, THEREFORE, FOR AND IN CONSIDERATION of the covenants and agreements to be kept and performed by the parties (Loggers and Hanke), and upon the terms and conditions hereinafter provided,

IT IS MUTUALLY AGREED AND UNDERSTOOD by the parties hereto as follows:

1. **PREMISES.**

Hanke sub-leases to Loggers the areas described in the attached Exhibits A and B, and that are the subject of the March 20, 1995, Lease referred to above.

2. **TERM.**

The term of this Sub-Lease shall be for three (3) baseball seasons for the La Crosse Loggers, and, therefore, the term shall commence and terminate on following dates each year for the next three (3) years:

May 15, 2014 to August 31, 2014
May 15, 2015 to August 31, 2015
May 15, 2016 to August 31, 2016.

3. **RENTAL.**

There will be no rent charged to the Loggers for the terms of this Sub-Lease.

4. **MISCELLANEOUS.**

A. The Loggers shall be responsible for additional lighting and security locks for the gates at the location that is the subject of this Sub-Lease.

B. The Loggers shall be responsible for the installation of safety barriers that will be located between the parking area and the river.

5. INSURANCE.

Loggers shall procure and maintain, at the Loggers' sole cost and expense, a comprehensive general liability policy, with a minimum combined single limit of \$1 Million, with regard to the property that is the subject of this Sub-Lease. The liability policy shall name as an additional insured, Hanke Terminals, Inc., a Wisconsin corporation, as well as the City of La Crosse, Wisconsin.

6. ATTACHMENTS.

Attachments to this Agreement are incorporated into this Agreement by reference.

7. ENTIRE AGREEMENT.

This Agreement and the attachments herein contain the entire agreement of the parties. The Loggers are aware of the terms and conditions of the North Side Municipal Dock Lease entered into on the 20th day of March, 1995, by and between the Board and Hanke.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their duly authorized officers.

Dated this 23rd day of May, 2014.

HANKE TERMINALS, INC.

BY: [Signature]

LA CROSSE BASEBALL, LLC

BY: [Signature]

CITY OF LA CROSSE

BY: [Signature]

Tim Kabat, Mayor

BY: [Signature]

Teri Lehrke, City Clerk

LEASE DESCRIPTION

NORTHSIDE MUNICIPAL DOCK

The Westerly Part of Lot 8 of Gillett's Subdivision of Block 26 of the Village of North La Crosse, now City of La Crosse, La Crosse County, Wisconsin, more fully described as follows:

Commencing at the Northeast corner of said lot 8, also being the intersection of the West line of Sumner Street and the South line of St. Cloud Street; thence West, 304.4 feet, along said South line of St. Cloud Street to the Point of Beginning; thence continuing West, 188 feet, more or less, along said South line of St. Cloud Street to the Southeasterly shore of the Black River; thence Southwesterly, 273 feet, more or less, along said Southeasterly shore of the Black River to a point 700 feet South of said South line of St. Cloud Street; thence East, 373 feet, more or less, along a line parallel to and 200 feet South of said South line of St. Cloud Street to a point 304.4 feet West of said West line of Sumner Street; thence North, 200 feet, to said South line of St. Cloud Street and the Point of Beginning.

Government Lot 3 (SE NE) Section 30, Township 16 North, Range 7
West, 4th P.M.

Subject to all easements of record.

EXHIBIT "A"

COR.

Dedicated as PARK
3-8-1990
Res. # 46475

EASEMENT 9-10-89

SANITARY FORCE MAIN

ST-CLOUD-ST.

304.4'

266.01'

60'

SUMNER ST.

200'

(350')

8

OF

304.4'

SAN. FORCE MAIN
(FUTURE)
PERMIT WITH
C.A.S.P.R.F.R.
VOL. 621 P. 658
(VOID - NOT USED)

HAGAR ST.

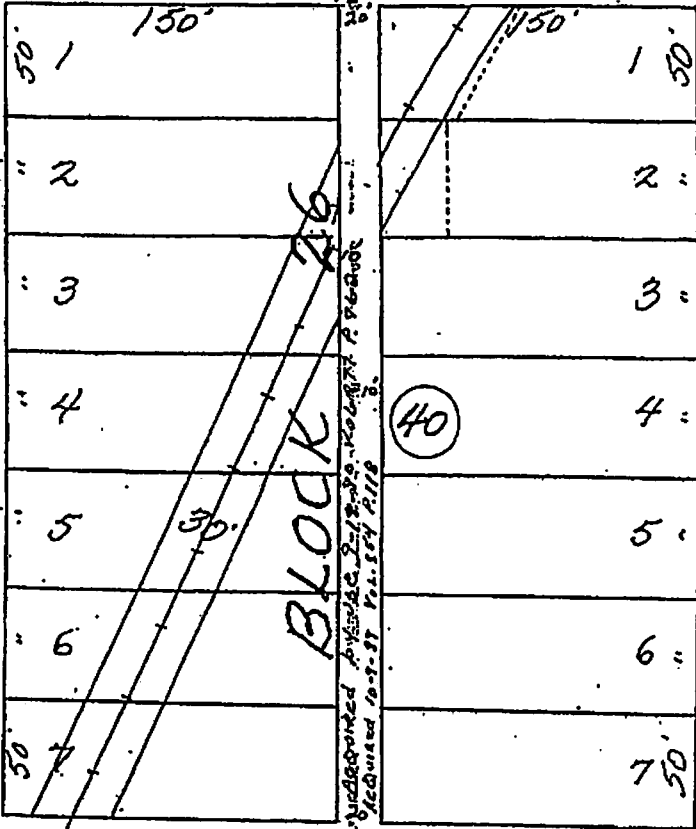
60'

150'

50'

2

1 50'



COPELAND AVE.