

**TERMINATION OF
RIGHT OF FIRST REFUSAL
EAST PARKING PARCEL**

Document Number

Document Title

Recording Area

Drafted By and
Name and Return Address:
Adam Finkel
Husch Blackwell LLP
511 N Broadway
Suite 1100
Milwaukee, WI 53202

PIN: See Exhibit A

TERMINATION OF RIGHT OF FIRST REFUSAL EAST PARKING PARCEL

This Termination of Right of First Refusal East Parking Parcel (“Agreement”) is entered into effective as of the 11th day of Dec, 2025 (“Effective Date”), by and among Weber Holdings, LLC, a Wisconsin limited liability company (“Holdings”), as to its undivided 39.71% interest, 333 Front Street, LLC, a Wisconsin limited liability company (“333 Front Street”, together with Holdings, the “Weber Entities”), as to its undivided 11.29% interest, 3RealEstate, LLC, a Wisconsin limited liability company (“3RealEstate”, together with the Weber Entities, the “Grantor”), as to its undivided 49.00% interest, and The City of La Crosse, Wisconsin, a Wisconsin municipal corporation, (the “Grantee”, together with the Grantor, the “Terminating Parties” or each, a “Terminating Party”).

RECITALS

A. The Weber Entities and the Grantee are parties to that certain Right of First Refusal East Parking Parcel recorded in the La Crosse County Register of Deeds (the “Register’s Office”), on December 23, 2019, as Document No. 1738399 (the “ROFR”), concerning the property more particularly described in Exhibit A attached hereto and made a part hereof.

B. On December 31, 2020, 3RealEstate acquired a 49.00% interest, as tenant in common, in certain real property located at 333 and 230 Front Street, La Crosse, Wisconsin, of which the ROFR is a part, from the Weber Entities.

C. The Terminating Parties now desire to terminate the ROFR and release the ROFR of record.

NOW, THEREFORE, for good and valuable consideration paid by and to the parties and in consideration of the mutual covenants and agreements of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Termination. The Terminating Parties hereby ABANDON, RELEASE, RELINQUISH AND DISCLAIM all of their respective rights, title, and interest under the terms of said ROFR, as evidenced by the recorded instrument. Accordingly, all rights and restrictions under the ROFR shall be of no further force or effect and all parties and the real property encumbered or affected by such ROFR are released from the terms of such ROFR. The Register's Office is authorized to discharge the same of record.

2. Authority. Each Terminating Party represents and warrants that the person executing this Agreement on behalf of such Terminating Party has been duly authorized by such Terminating Party to execute this Agreement.

3. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

4. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of such counterparts, when taken together, shall constitute one and same instrument.

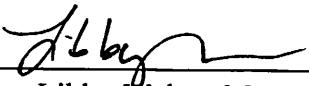
5. Severability; Partial Invalidity. If any portion of this Agreement shall be determined to be invalid or unenforceable, it shall be modified rather than voided, if possible, to carry out the intent of this Agreement. In any event, the remainder of this Agreement shall be valid and enforceable to the fullest extent possible. The provisions hereof shall be deemed independent and severable, and the invalidity or enforceability of any one provision shall not affect the validity or enforceability of any other provision hereof.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned have executed and delivered this Agreement.

GRANTOR:

WEBER HOLDINGS, LLC,
a Wisconsin limited liability company

By: 
Libby Weber, Manager

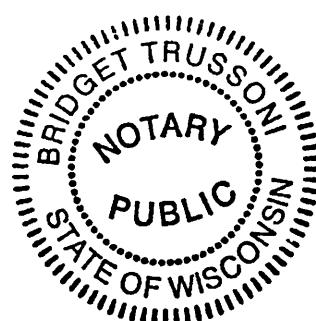
333 FRONT STREET, LLC,
a Wisconsin limited liability company

By: 
Libby Weber, Manager

STATE OF WISCONSIN)
) ss
COUNTY OF LACROSSE)

Personally came before me this 6th day of January, 2028⁶, the above-named Libby Weber, as Manager of each of Weber Holdings, LLC and 333 Front Street, LLC, to me known to be the person who executed the foregoing instrument in such capacities and acknowledged the same.

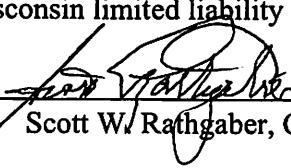
Notary Public, Bridget Trussoni
Print Name: Bridget Trussoni
My Commission: 06/12/2028



IN WITNESS WHEREOF, the undersigned has executed and delivered this Agreement.

GRANTOR:

3REALESTATE, LLC,
a Wisconsin limited liability company

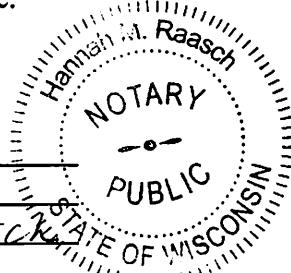
By: 

Scott W. Rathgaber, CEO

STATE OF Wisconsin)
) ss
COUNTY OF La Crosse)

Personally came before me this 24th day of December, 2025, the above-named Scott W. Rathgaber as CEO of 3RealEstate, LLC, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Hannah M. Raasch
Notary Public, State of Wisconsin
Print Name: Hannah M. Raasch
My Commission: 07/12/2026



IN WITNESS WHEREOF, the undersigned have executed and delivered this Agreement.

GRANTEE:

THE CITY OF LA CROSSE,
a Wisconsin municipal corporation

By: S. Washington
Shaundel Washington-Spivey, Mayor

By: Nikki M Elsen
Nikki Elsen, City Clerk

STATE OF Wisconsin)
COUNTY OF Waupaca) ss

Personally came before me this 1st day of Jan, 2025, the above-named Shaundel Washington-Spivey, as Mayor, and Nikki Elsen, as City Clerk, of the City of La Crosse, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Brenna L. Buddenhagen
Notary Public, State of WI
Print Name: Brenna L. Buddenhagen
My Commission: 11-2-24

EXHIBIT A

Legal Description

Lot 7 and Out Lot 1, Certified Survey Map filed January 19, 1999 in Volume 8, Page 124, Document No. 1218452, being a part of Blocks 3 & 4 of River Addition and part of Government Lot 2, and part of Government Lot 3, Section thirty-one (31), Township sixteen (16) North, Range seven (7) West, City and County of La Crosse, State of Wisconsin; and Lot 8, Certified Survey Map filed January 19, 1999 in Volume 8, Page 123, Document No. 1218451, being a part of Government Lot 3, Section thirty-one (31), Township sixteen (16) North, Range seven (7) West, City and County of La Crosse, State of Wisconsin.

Tax Key No.: 17-20280-090