

Outline of terms for Amendment to Lease

1. Extension of Lease as follows, two (2) additional five (5) year terms. La Crosse Baseball, LLC must invoke a renewal term by delivering written notice to the City no later than three (3) months prior to, nor any sooner than (5) five months prior to the expiring lease term.
2. Rent will be \$416.00 per game day with an increase of 2% annually commencing with the 2015 baseball season.
3. For the years 2015 -2020, La Crosse Baseball, LLC may also reserve up to 30 additional dates for the prepaid amount of \$100.00 per day. These dates are to be reserved by January 30th of each year. The dates will be scheduled after the reservations for Logger game days, after baseball/softball events for other users of the Ballpark and for such events as the City may schedule.
4. For years 2021, through the end of the lease and any current allowed extension for the same, the daily rental increase shall go to \$200.00 per day for non-game days, not to exceed 30 dates per year, reserved by January 30th of each year and prepaid in advance. This increase is provisioned upon the requirement that La Crosse Baseball, LLC will not request any contribution from the City of La Crosse toward the cost of replacing the artificial turf.
5. La Crosse Baseball, LLC will complete \$800,000.00 in improvements to the Ballpark on or before the beginning of the 2017 baseball season. The coordination of any construction will be done through the Park Department
6. La Crosse Baseball, LLC shall have the exclusive right to sell concessions of the type that are usually sold at a baseball stadium and to keep the proceeds from said concessions. This right is subject to restrictions in that certain events held at the ballpark may not allow for the sale of certain items such as alcoholic beverages. La Crosse Baseball, LLC may also apply for a year round liquor license.
7. The parties have not agreed to responsibility for replacement of the artificial turf in the future.
8. La Crosse Baseball, LLC will be responsible for the repair and maintenance of any structure they may build under the terms of this amendment that are limited primarily to the use of La Crosse Baseball, LLC such as the new concession structure.
9. The City of La Crosse will agree to contribute up to \$8,000.00 toward the renovation of the press box.