

SETTLEMENT AGREEMENT

This Agreement is between Sears Holdings Corporation ("Plaintiff"), a corporation organized and existing under the laws of the State of Illinois, and the City of La Crosse, Wisconsin (the "City"), a municipal corporation organized and existing under the laws of the State of Wisconsin.

1. Definitions. In this Agreement:

(a) The "Properties" means the land and improvements located at 2415 State Road, Tax Parcel No. 17-50298-030 (the "Kmart Property") and 4200 State Road 16, Tax Parcel No. 17-10315-300 (the "Sears Property") within the City.

(b) "Case" means the actions pending in the circuit court for La Crosse County, Wisconsin titled *Sears Holdings Corporation v. City of La Crosse*, Case No. 15-CV-340 and *Sears Holdings Corporation v. City of La Crosse*, Case No. 19-CV-368.

(c) "Court" means the Circuit Court for La Crosse County.

(d) A "tax year" means a year in which an assessment is made as of January 1, with taxes based on the assessment payable in the year following the tax year.

2. Refund of Taxes. The City shall issue a refund payable to Reinhart Boerner Van Deuren S.C. Trust Account, or to another account designated by Plaintiffs in writing, pursuant to Wis. Stat. § 74.37, in the amount of \$43,918.19 for 2014, \$44,055.15 for 2015, \$44,008.30 for 2016, \$44,054.76 for 2017, \$4,375.03 for 2018, and \$3,847.46 for 2019 for a total of \$184,258.89 as a refund of property taxes previously paid by or billed to Plaintiff based on the property tax assessment of the Sears Property for the tax years 2014, 2015, 2016, 2017 at a value of \$4,950,000.00 and 2018 and 2019, at a value of \$4,800,000.00. The property tax assessment of the Kmart property for 2014, 2015, 2016, 2017, 2018 and 2019 shall remain the same and is not impacted by this agreement. The check for the refund shall be delivered to Plaintiff's undersigned counsel at 22 East Mifflin Street, Suite 700, Madison, Wisconsin, 53703. The parties agree that no portion of this amount constitutes interest.

3. Waiver of Costs. Each party waives all claims for costs and/or interest.

4. Time of Payments. The City shall pay the refund of tax for the 2014, 2015, 2016, 2017 and 2018 tax years in full, as provided in Section 2 of this Agreement, within 60 days of the date this Agreement is signed by both parties. The City shall pay the refund of taxes for the 2019 tax year in full, as provided in Section 2 of this Agreement, no later than 60 days after the last installment payment of taxes specified on the 2019 tax bill have been paid.

5. Stipulation for Dismissal. No later than fifteen (15) days after Plaintiff's counsel receives payment in full of the refund of taxes provided in Section 2 of this Agreement, the parties shall (a) enter into a stipulation, attached hereto as Exhibit A and B, signed by their respective attorneys, for the dismissal of the Case (including, but not limited to, all claims asserted in the Complaint in the Case) on the merits, with prejudice, and without costs to either party; and (b) file the stipulation with the Court.

6. Responsibility for Fees and Expenses of Attorneys and Experts. Each party shall be solely responsible for the fees of its attorneys and experts.
7. No Representations. Each party acknowledges and agrees that no representation or promise not expressly contained in this Agreement has been made by the opposing party or any of its employees, attorneys, agents, or representatives. Each party acknowledges that it is not entering into this Agreement on the basis of any such representation or promise, express or implied.
8. Binding on Successors. This Agreement shall be binding upon and inure to the benefit of each of the parties and their respective heirs, successors, and assigns.
9. Governing Law. This Agreement shall be governed and interpreted by the laws of the State of Wisconsin.
10. Attorney's Fees (Enforcement of Agreement). If any party breaches any of the terms of the Settlement Agreement, the non-breaching party shall be entitled to recover from the breaching party the reasonable, actual costs, expenses and actual attorney's fees incurred by the nonbreaching party in connection with the enforcement of this Settlement Agreement.
11. Interpretation of Agreement. The parties acknowledge that this Agreement is the product of joint negotiations. If any dispute arises concerning the interpretation of this Agreement: (a) neither party shall be deemed the drafter of this Agreement for purposes of its interpretation; and (b) the parties shall attempt in good faith to resolve the dispute. The parties agree that the Court retains jurisdiction to enforce this Agreement and that a party may ask the Court to enforce this Agreement by filing a motion in the Case and serving the same on the other party.
12. Representation By Counsel; Reliance. Each party acknowledges that it has been represented throughout all negotiations leading up to this Agreement by attorneys of its choice and that its attorneys have approved this Agreement. Each party represents that in entering into this Agreement, the party has relied on its own judgment and on the advice of its attorneys, and that no statements or representations made by the other party or any of its agents, except statements or representations expressly made in this Agreement, have influenced or induced the party to sign this Agreement.
13. No Assignment or Transfer. Plaintiff represents and warrants that it has not assigned or transferred to anyone and will not assign or transfer to anyone any of the claims in the Case.
14. Entire Agreement. This Agreement states and constitutes the entire agreement of the parties concerning its subject matter and supersedes all prior or contemporaneous agreements (written or oral), representations, negotiations, and discussions concerning its subject matter, including but not limited to, all agreements (written or oral), representations, negotiations, and discussions made in the course of mediation of the Case.
15. Use of this Agreement. This Agreement shall not be filed with the Court in this Case or in any other case or proceeding, except for the purpose of enforcing this Agreement.

This Agreement and any part of this Agreement shall not be admissible in the lawsuit or in any future judicial or administrative proceeding and shall not be offered as evidence or presented by any Party in the Lawsuit or any future judicial or administrative proceeding, except for the purpose of enforcing this Agreement..

16. No Admissions of Liability or Concerning Assessments or Fair Market Value.

This Agreement is the settlement of disputed claims. By entering into this Agreement, the City does not admit any liability to Plaintiff for any of the claims asserted in the Case or Plaintiff's objections to the assessments, and the payments made under this Agreement shall not be construed as an admission of any such liability. Except as explicitly provided herein, neither Party makes an admission about the assessments or the fair market value of the Property as of January 1, 2014, January 1, 2015, January 1, 2016, January 1, 2017, January 1, 2018 and January 1, 2019, or any other date nor any other admission concerning the assessment of Plaintiff's property. In addition, none of the agreed upon values or assessments as of January 1, 2014, January 1, 2015, January 1, 2016, January 1, 2017, January 1, 2018 and January 1, 2019 shall be admissible in any proceeding or assessment challenge in any subsequent year.

17. Waiver. No waiver of any breach of this Agreement shall be deemed a continuing waiver of that breach or a waiver of any other breach of this Agreement.

18. Amendments or Modifications. This Agreement may not be amended, modified or altered in any manner whatsoever, except by a further written agreement duly authorized and signed by the parties.

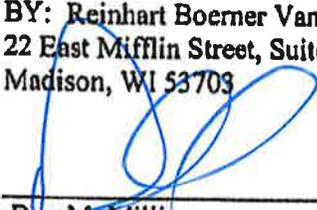
19. Authorization to Sign Agreement. Each person signing this Agreement on behalf of either party represents and warrants that the person holds the position indicated beneath the person's signature and that the person has the requisite corporate or other authority to sign this Agreement on behalf of the party. Each party represents that entry into this Agreement is not in contravention of any agreement or undertaking to which the party is bound.

20. Reading of Agreement. Each person signing this Agreement on behalf of either party acknowledges that the person has read this Agreement, that the person understands the terms and conditions of this Agreement, that the person (if other than an attorney for the party) has been advised by legal counsel concerning this Agreement, and that the person freely and voluntarily signs this Agreement.

Dated: 8/5/20

SEARS HOLDINGS CORPORATION

BY: Reinhart Boerner Van Deuren s.c.
22 East Mifflin Street, Suite 700
Madison, WI 53703



Don M. Millis
State Bar ID No. 1015755
Sara Stellflug Rapkin
State Bar ID No. 1076539
Shawn E. Lovell
State Bar ID No. 1079801

Dated: July 31, 2020

APPROVED AS TO FORM

BY: Crivello Carlson, S.C.
710 North Plankinton Avenue
Milwaukee, WI 53203



Ryan G. Braithwaite
State Bar ID No. 1037232

Dated: 7-14-2020

CITY OF LA CROSSE

By: Tina Kalat

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