



STATE OF WISCONSIN
DEPARTMENT OF ADMINISTRATION

Tony Evers, Governor
Joel Brennan, Secretary
Naomi De Mers, Division Administrator

By E-Mail

November 7, 2019

Wisconsin State Legislature
Office of the Wisconsin State Assembly Chief Clerk
17 West Main Street, Room 401
Madison, Wisconsin 53703

Attn: Patrick E. Fuller (patrick.fuller@legis.wisconsin.gov)

RE: **Notification Under Wis. Stat. Section 16.84(5)(a) of the Department of Administration's (DOA) intent to sign a letter of addendum to Lease #485-221 which exercises a 5-year renewal option with an Annual Rent in Excess of \$500,000**

Dear Chief Clerk Fuller:

This letter, together with the accompanying copy of the above captioned letter of addendum, serves as the official submission by the Department of Administration of the proposed lease amendment to the Chief Clerk of the Wisconsin State Assembly, as required under the above captioned statute.

The DOA Secretary's Office approved this required submittal to the Assembly Chief Clerk on November 5, 2019.

Summary of Proposed Lease Renewal Option

On November 8, 1989, the Department of Administration entered into lease #485-221, a 5-year lease for 5,400 square feet of first-floor space located at 22 West Mifflin Street (now 30 West Mifflin Street) for the purpose of developing and operating the Wisconsin Veterans Museum. Subsequent amendments have expanded DVA's space to 28,300 square feet and extended the term of the lease. The current lease term will expire on November 30, 2020, with one 5-year renewal option remaining. Notice of election to exercise this option is due before November 30, 2019.

Please direct any questions in connection with the proposed lease to Paula Veltum, Deputy Division Administrator, Department of Administration, Division of Facilities Development & Management, paula.veltum@wisconsin.gov or 608-266-3086.

Sincerely,

Paula Veltum
Deputy Division Administrator
Department of Administration
Division of Facilities Development & Management

cc: DOA Secretary's Office



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Messrs. Greg Rice and Jason Rice
Madison Real Estate Properties
Madison East Shopping Center Properties
c/o Executive Management, Inc.
2701 International Lane, Suite #100
PO Box 8685
Madison, WI 53708-8685

SENT VIA CERTIFIED US MAIL AND EMAIL TO GREG@EMI-MGMT.COM, JASON@EMI-MGMT.COM

Re: Letter of Addendum – Leases #485-221, 485-222 & 485-086 – Notice of Exercise of Renewal Option

Dear Greg and Jason,

This letter will serve as a Letter of Addendum to the above-mentioned leases by and between Madison Real Estate Properties, as Lessor, and the State of Wisconsin, Department of Administration, as Lessee, which said Leases collectively covers approximately 28,300 square feet of office and museum space (the “Premises”) in Lessor’s building (the “Building”) located at 30 W. Mifflin Street and the former 22 W. Mifflin Street, in the City of Madison, Wisconsin.

Please be advised that the Lessee hereby exercises the third of three 5-year renewal options included in the Lease, as provided for in the Seventh Lease Amendment signed December 1, 2005. The renewal option will cover the period from December 1, 2020 to November 30, 2025.

All provisions of the Lease, except as otherwise expressly provided herein, shall continue to be binding upon the parties thereto and shall inure to the benefit of said parties, their respective heirs, their personal representatives, successors and assigns.

Please sign and return one copy of this letter to my attention as acknowledgment of the foregoing. If you have any questions, please contact me by phone at (608) 267-2004 or by e-mail at scott.berger@wisconsin.gov.

Sincerely,

Scott L. Berger
State Leasing Officer
Lease Administration
Bureau of Real Estate Management

Lessor: Madison Real Estate Properties (aka Executive Management, Inc.)

The foregoing is acknowledged and approved this _____ day of _____, 2019.

By: _____

Print Name & Title: _____

cc: James Parker - DVA
File No. 485-221