

LEASE

This Agreement, made this 1st day of January, 1994, by and between Oshkosh Public Library, as Landlord, and Winnefox Library System, as Tenant.

Said Oshkosh Public Library does hereby lease to Winnefox Library System, office space, assorted work space and garage space in the Oshkosh Public Library's building at 106 Washington Ave., Oshkosh, Wisconsin, together with all appurtenances thereto and with easements of ingress and egress necessary and adequate for the conduct of Winnefox Library System business, for the term of 5 years, from January 1, 1994. This lease will continue to automatically renew unless either party notifies the other party of their intention to modify the provisions of the lease. This notification must be made in writing at least one year prior to the expiration of said lease.

Winnefox Library System agrees to pay to Oshkosh Public Library the sum of \$11,844.00 annually, for the term of this agreement. This is in addition to the annual rent payment referenced in the Contractual Services Agreement, to which this document is appended as Exhibit B.

In addition to the annual rent payments, a prepayment in the amount of \$50,000 was previously made to the Oshkosh Public Library for consideration of moving expenses, construction and other expenses for allocated space. This prepayment is non-refundable.

It Is Mutually Understood and Agreed that the covenants and agreements herein contained shall insure to the benefit of and be equally binding upon the respective entities, successors and assigns of the parties hereto.

Dated this 20<sup>th</sup> day of October, 1993.

IN PRESENCE OF:

WINNEFOX LIBRARY SYSTEM

By: \_\_\_\_\_  
Alberta Goff, President / /  
Winnefox Library System Board

By: \_\_\_\_\_  
Cindy Duckert, Secretary  
Winnefox Library System Board

OSHKOSH PUBLIC LIBRARY

By: \_\_\_\_\_  
James Zitzelsberger, President /  
Oshkosh Public Library Board

By: \_\_\_\_\_  
John V. Nichols, Secretary  
Oshkosh Public Library Board