

OFFICE LEASE

2002 ATWOOD AVENUE

1. PARTIES:

This agreement entered into this 27th day of *November* between 2000 ATWOOD JOINT VENTURE, hereinafter call LESSOR, and Madeline Friske dba *The Rolfing Tree*, hereinafter called LESSEE.

2. AREA LEASED:

LESSOR does this day, lease unto LESSEE, that part of the premises at the 2000 Atwood Building, consisting of approximately **260** square feet on the second floor, known as *Suite 223*.

3. DEFINED USE:

Leased space to be used for *Office Use Only*.

4. TERM OF LEASE:

Lease shall commence on the *1st day of March, 2019*. Term is One-Year. Tenant shall have two one(1) year options to renew the lease. Tenant shall exercise its right by providing written notice at least three(3) months prior to the expiration of the then effective term. Tenant shall be permitted early access to the Premises as of February 15 2019 to install cabling and furniture and to prepare for the March 1 occupancy date as long as suite remodel is completed.

5. PAYMENT OF RENT:

Rent is due on the 1st day of each month, payable to the LESSOR at 2002 Atwood Avenue, Suite 212, Madison, WI 53704.

6. RENT:

The rent is **\$475.00** per month for one year with a 3% annual escalator each year for the second and third years in the event of a renewal.

7. LATE PAYMENTS:

To cover LESSORS cost of late payment, any rents not received by the 5th of each month will have a late payment fee of \$15.00 added to that months rent.

8. SECURITY DEPOSIT:

LESSEE shall deposit an amount equal to one month's rent (\$475.00) with LESSOR. Deposit will not bear interest. Security deposit is due at lease signing and will be returned to LESSEE within 21 days of the end of the lease, less any agreed to charges for damages.

9. UTILITIES:

- A. LESSOR to provide and pay for heat, electricity, water and sewer services to the building.
- B. LESSEE shall provide and pay for own telephone/data service.

10. REPAIRS & MAINTENANCE:

- A. LESSOR is responsible for repairs and maintenance of the building exterior, walks, parking area, interior common areas and structural aspects of the property.
- B. LESSEE is responsible for repairs and maintenance of leased premises. This includes but is not limited to cleaning, replacement of bulbs in light fixtures brought in by LESSEE, repairs and replacement of wall, floor and window coverings (including painting) and window washing if any damage occurs within the leased premises during the lease term.

11. PARKING:

LESSEE foregoes any rights for parking in the lot adjoining this building for LESSEE or LESSEE'S employees, except for purposes of loading or unloading materials. LESSEE'S customers are free to use the parking lot on a first-come, first-served basis.

12. ENTRY AND INSPECTION:

LESSOR and/or agents retain the right to enter the leased premises at reasonable times to make necessary inspections or repairs upon reasonable advance notice to LESSEE provided that such advance notice shall not be required in the event of an emergency. LESSEE may NOT change locks in a manner inconsistent with LESSOR'S master keys.

13. ASSIGNMENT OR SUBLETTING:

LESSEE shall have the right to sublease or assign any portion of the premises to any related entity, subsidiary or successor ("Affiliate") without LESSOR'S consent, but providing notice to the LESSOR. Such sublease or assignment to an affiliate shall not relieve LESSEE from liability under the lease. An assignment or subletting to any entity other than the affiliate shall require LESSOR'S consent, which shall not be unreasonably withheld, conditioned or delayed and which will be needed only to confirm compatibility of the subtenant to the building.

LESSOR shall not have a recapture right. LESSEE will provide LESSOR with credit reports and personal guarantee's of subtenants.

14. INSURANCE:

LESSEE acknowledges that she is responsible for maintaining insurance coverage for any equipment on premises belonging to LESSEE and that LESSOR is not liable for same or for any accident or casualty to LESSEE or others while on LESSEE'S premises.

15. ACTIVITIES:

LESSEE agrees to NOT engage in any unlawful trade or activity or any activity which may detract form the quiet enjoyment of any other LESSEES in the building. Leased space may not be used for overnight lodging, cooking, smoking or any residential use.

16. APPEARANCE:

LESSEE agrees to maintain leased premises to professional standards. For example, transoms, hall windows and doors may not be covered or visually blocked in any way.

17. TENANT IMPROVEMENT ALLOWANCE:

N/A

LESSOR: 2000 ATWOOD VENTURE

By:

_____ **Peder E. Moren**

_____ **Date**

LESSEE:

By:

_____ **Madeline Friske (personal guarantor) DBA The Roling Tree**

_____ **Date**