

ADDENDUM NO. III
GROUND LEASE AGREEMENT BETWEEN
WINNEBAGO COUNTY
AND
BEECHWOOD PLAZA HOTEL OF OSHKOSH, L.L.C.

THIS AGREEMENT, made and entered into this 1st day of July, 2015, by and between Winnebago County (LESSOR) and Beechwood Plaza Hotel of Oshkosh, L.L.C. (LESSEE).

WITNESSETH:

WHEREAS, LESSOR and LESSEE have entered into a lease agreement dated October 29, 2000 for premises located at Wittman Regional Airport.

WHEREAS, the parties to said agreement desire an addendum to said agreement.

NOW, THEREFORE, for and in consideration of the premises, and of the mutual covenants and agreements contained and other valuable considerations, LESSOR and LESSEE hereby agree to the following:

- A. The term for the leased land, as well as procedures for rental increases, and all other terms and conditions shall be described in the Ground Lease between Winnebago County and Beechwood Plaza Hotel of Oshkosh, L.L.C. for a term of twenty-five (25) years commencing June 1, 2001 and ending on May 31, 2026, with three (3) additional option periods of five (5) years each, which would extend the lease to year 2041.
- B. The LESSEE desires to add two (2) additional option periods of five (5) years each to the three (3) periods previously agreed to in the Ground Lease, for a total of five (5) five-year option periods, provided the LESSEE is not in default. These extensions, if fully executed, would extend the lease to year 2066.

IN WITNESS WHEREOF the parties have caused this agreement to be executed by their proper officers' thereunto duly authorized as of the day and year above written.

SIGNATURE PAGE FOLLOWS:

WINNEBAGO COUNTY (LESSOR)

Mark L. Harris, County Executive

Susan T. Ertmer, County Clerk

BEECHWOOD PLAZA HOTEL OF OSHKOSH, L.L.C. (LESSEE)

Thomas D. Arnot, Authorized Agent