

AMENDMENT NO. IV OF LEASE AGREEMENT

WHEREAS, Winnebago County and Fox Valley Technical College, a/k/a FVTC, a/k/a Fox Valley Vocational, Technical and Adult Education District, entered into a Lease Agreement on September 14, 1992; and

WHEREAS, said lease is for ninety-nine (99) years and will expire on March 31, 2090, with a renewal option for another ninety-nine (99) year period; and

WHEREAS, the parties desire to amend the original Lease Agreement; the Amendment of Lease Agreement effective June 22, 1995 to change and increase the square footage of leased area to accommodate an increase in building size and parking lots for the purpose of non-aviation related training; the Amendment No. II of Lease Agreement effective October 1, 1998 to change and increase the square footage of lease area to accommodate an increase in hangar size for the purpose of aviation-related training and to reflect an exchange of land in exchange for rent credits; and the Amendment No. III of Lease Agreement effective July 21, 1999 to deed land to Winnebago County in exchange for forgiveness of rent.

NOW, THEREFORE, the parties do hereby agree to amend the original Lease Agreement and Amendments as follows:

1. Paragraph #2 entitled "Term of the Lease and Rent For Property" shall be amended to add approximately 8,100 square feet of non-aviation related land as depicted in Exhibit 1, attached hereto.
2. Effective the 1st day of February 2016, Lessee shall pay Lessor an additional Two hundred thirty-seven dollars and ninety-six cents (\$237.96) per month (\$2,855.50 annually). Said rental is computed as follows:
8,100 square feet addition:
1,538 square feet aviation-related space (\$0.15/sf/yr) = \$ 230.70/year
6,562 square feet non-aviation-relates pace (\$0.40/sf/yr) = \$2,624.80/year
Total = \$2,855.50/year or \$237.96/month.

Beginning February 1, 2016 and on the 1st day of each and every month during the remaining term of this lease, Lessee shall pay monthly rent in an amount equal to 1/12th of the annual rent at the aviation and non-aviation related land rental rates in effect for Winnebago County for all of the land leased by Lessee.

Rent increases as outlined in the original lease agreement shall remain unchanged. Increases will be applied on every five-year (5-year) anniversary of the original agreement, with the increase being the average increase of the Consumer Price Index for All Urban Consumers (CPI-U) for the previous five (5) years. At no time shall the increase be greater than fifteen percent (15%).

Payment shall be made to Winnebago County, Winnebago County Courthouse, P. O. Box 2808, Oshkosh, WI 54903-2808.

All other terms of the original lease dated September 14, 1992, amended June 22, 1995, amended October 1, 1998, and as amended July 21, 1999 including, but not limited to the rent escalation dates and method, shall remain.

IN WITNESS WHEREOF, the parties have executed this amendment to original Lease Agreement on the dates shown below.

LESSOR: WINNEBAGO COUNTY

Mark L. Harris, County Executive

Date

Susan T. Ertmer, County Clerk

Date

LESSEE: FOX VALLEY TECHNICAL COLLEGE

Dr. Susan A. May

Date