

Document Number

AIRSPACE LEASE BETWEEN THE
CITY OF MILWAUKEE AND THE
NORTHWESTERN MUTUAL LIFE
INSURANCE COMPANY, INC. FOR A
BUILDING OVERHANG OVER
NORTH MARSHALL STREET

Document Title

**AIRSPACE LEASE BETWEEN
THE CITY OF MILWAUKEE
AND
THE NORTHWESTERN MUTUAL LIFE INSURANCE COMPANY, INC.
FOR A BUILDING OVERHANG OVER NORTH MARSHALL STREET**

Recording Area

Name and Return Address

Amy Turim
Real Estate Development Services Manager
City of Milwaukee
Department of City Development
809 North Broadway
Milwaukee, WI 53201-0324

Parcel Identification Number (PIN)

**AIRSPACE LEASE BETWEEN THE CITY OF MILWAUKEE AND THE NORTHWESTERN
MUTUAL LIFE INSURANCE COMPANY, INC. FOR A BUILDING OVERHANG OVER NORTH
MARSHALL STREET**

The City of Milwaukee, a Wisconsin municipal corporation (“Lessor” or “City”), and The Northwestern Mutual Life Insurance Company, Inc., a Wisconsin corporation, d/b/a Northwestern Mutual (“Lessee”), pursuant to the provisions of sec. 66.0915(4), Wisconsin Statutes (2021-2022), do hereby make and enter into this Airspace Lease (“Lease”) as of the ___ day of _____, 2024 (“Effective Date”).

1. Description. Lessor hereby leases to Lessee airspace over North Marshall Street at 818 East Mason Street in the City of Milwaukee (the “Airspace”), for the purpose of constructing and maintaining a building overhang (“Building Overhang”), the Airspace being more particularly described as follows:

That part of North Marshall Street being a part of the Northwest 1/4 of Section 28, Town 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of Lot 1, Certified Survey Map No. 9517, said point being the Northwest corner of the intersection of East Mason and North Marshall Streets; thence North 06°03’31” West along the West line of North Marshall Street 59.00 feet to the point of beginning of an Air Space Envelope, (Ground elevation 48.5 feet, bottom of Envelope elevation 79.0 feet, top of Envelope elevation 359.0 feet); thence continuing North 06°03’31” West 110.26 feet to a point, (Ground elevation 53.9 feet, bottom of Envelope elevation 79.0 feet, top of Envelope elevation 359.0 feet); thence North 83°56’29” East 6.56 feet (Ground elevation 53.9 feet, bottom of Envelope elevation 79.0 feet, top of Envelope elevation 359.0 feet); thence South 06°03’31” East 110.26 feet to a point, Ground elevation 48.5 feet, bottom of Envelope elevation 79.0 feet, top of Envelope elevation 359.0 feet); thence South 83°56’29” West 6.56 feet to the point of beginning. Elevations refer to City of Milwaukee Datum. The footprint of said easement contain 724 square feet and its cubic footage is 202,720 cubic feet.

See also, attached Exhibit A. The foregoing Airspace legal description shall be adjusted upon final “as-built” construction. Lessee shall provide the City Engineer with an “as-built” legal description of the Airspace corresponding to the final plans, within 60 days after completion of the construction of the Building Overhang.

2. Term. The Lease shall run for a period of 99 years from the Effective Date of this Lease; provided, however, that Lessee may terminate the Lease at any time during the 99-year period by giving Lessor due notice of Lessee’ intention to terminate the Lease in writing by registered or certified mail at least six months prior to the termination date specified in the notice; the termination, however, shall not become effective until the structure authorized by the Lease is completely removed and the public right of way restored to the satisfaction of the City’s Commissioner of Public Works (“Commissioner”). The Lease shall be effective upon execution by the parties. Lessor, at the expense of Lessee, shall cause this Lease and its authorizing ordinance (No. 231343) to be recorded with the Milwaukee County Register of Deeds upon execution of the Lease. Lessee shall provide Lessor with full payment for recording costs upon execution of the Lease.

3. Rental. The rental payable to Lessor by Lessee under the Lease shall be the sum of \$2,600.00 per year. This rental shall be paid by Lessee in annual payments to the Office of the City Comptroller, the first payment being due within 30 days after the Effective Date, and future annual payments to be due 30 days prior to the annual anniversary of the Effective Date. At the option of Lessor, the rental amount may be reviewed and increased every ten years. Rent increases shall be proportionate to any increase in the average land values of the neighboring properties.

4. Use and Occupancy. Lessee covenants and agrees that upon the execution of this Lease, Lessee will in due course construct the Building Overhang. Lessee further covenants and agrees that those

portions of the Building Overhang located within the Airspace will be operated, used, and maintained in accordance with operating standards, methods, and procedures that may be established from time to time by the City of Milwaukee.

5. Plans, Regulations, and Permits. Lessee shall have the plans and specifications for the Building Overhang prepared by a registered professional engineer, which plans and specifications shall specifically provide for the prevention of ice accumulation on the Building Overhang and methods by which pigeons and other birds will be prevented from roosting or nesting on the Building Overhang. The plans and specifications shall be approved by the Commissioner and the Department of City Development Commissioner prior to the commencement of construction of the Building Overhang. The Building Overhang shall be constructed in compliance with the plans and specifications to the satisfaction of the registered professional engineer who shall supervise the construction thereof. Lessee shall further obtain the necessary permits for the construction of the Building Overhang, pay all required fees, and comply with all building and zoning regulations of Lessor, the County of Milwaukee, and the State of Wisconsin which shall at any time be applicable to the construction and maintenance of the Building Overhang.

6. Maintenance. Lessee shall safely maintain the Building Overhang and regulate its use and occupancy so that the Building Overhang or the use thereof will not be a hazard or danger to persons or property within the public right of way. No material changes to the Building Overhang that deviate from the approved plans and specifications may be made during the course of this Lease without the prior written approval of the Commissioner.

7. Insurance and Indemnity. Lessee shall maintain and keep in force during the term of the Lease public-liability insurance in no event less than the amount of \$1,000,000.00 for an individual claim and \$5,000,000.00 for multiple claims arising out of an accident involving the Building Overhang or the use or occupancy of the Airspace, and Lessor shall be named as an additional insured and shall be indemnified and held harmless from all claims, liabilities, or causes of action arising out of any injury to person, or persons, or damage to real or personal property arising out of the design, construction, maintenance, destruction, or dismantling of the Building Overhang, or from collapse of the Building Overhang; or which arise by reason of any material or thing whatsoever falling or being thrown from the Building Overhang. A certificate of insurance in those sums, including Lessor as a party insured, shall be deposited with the City Clerk of the City of Milwaukee prior to commencement of construction of the Building Overhang. This policy of insurance shall also contain a provision that during the period of construction of the Building Overhang the aggregate limits of the policy for multiple claims shall be \$5,000,000.00. At the option of Lessor, these minimum amounts may be reviewed and reasonably adjusted every ten years.

8. Termination of Lease in the Event of Condemnation. In the event that any governmental authority or agency shall require the use of or take all of, or a major portion of the building to which the Building Overhang is attached, to the extent that the Building Overhang would no longer be usable or useful to Lessee, this Lease shall be terminated as of the time the use and occupancy of the Building Overhang is surrendered and the Building Overhang is removed pursuant to this Lease. It is further understood that in the event of condemnation or acquisition by any governmental authority or agency of the adjacent building, the value of the leasehold interest created hereunder shall not be an element of damages, nor in any way be considered as a factor of valuation of the property acquired.

9. Removal of Street Facilities. Lessee shall, upon demand by Lessor, pay such charges as may be incurred by Lessor for the removal or relocation of any facilities, utilities, or structures within the public way in the vicinity of the Building Overhang that are made necessary by reason of the construction of the Building Overhang. Lessor shall first, however, provide Lessee with notice of such charges and any removal or relocation that may be required.

10. Act of God, Rioting, and Public Enemies. In the event of the destruction of all or a portion of the Building Overhang by an act of God, casualty, public enemies, or by reason of riot or insurrection, the Lease shall terminate and Lessee shall not be required to pay any further rent to Lessor. Notwithstanding the foregoing, Lessee shall have the right to reconstruct the Building Overhang located in the Airspace and this Lease shall not terminate, provided such reconstruction is commenced within six months of the damage

or destruction, and in such event, Lessee shall pay rental for any period during which the Building Overhang were damaged, destroyed, or inoperative.

11. Entry by Lessor. Lessor, by its officers, agents, or employees, may at all reasonable times and upon reasonable prior notice have access to and enter the Airspace to view the condition of the Building Overhang and require any and all necessary repairs and alterations thereto for the public safety and well-being. This right shall in no way eliminate Lessee's obligation to determine and maintain the structural adequacy of the Building Overhang.

12. Default and Penalty. In the event default shall be made at any time by Lessee in payment of rent, and such default shall continue for a period of 30 days after written notice thereof by registered mail or certified mail to Lessee by Lessor, or if default shall be made in any of the other terms and conditions to be kept, observed, and performed by Lessee, and such default shall continue for 30 days after written notice thereof by registered or certified mail to Lessee from Lessor, or if default is of such a nature as to require more than 30 days to effect a cure, and Lessee shall not commence to cure such default within the 30-day period after notice as provided above, and thereafter diligently proceed to cure such default, then Lessor may at any time thereafter prior to the curing of such default within a reasonable time, declare the term of Lease ended and terminated by giving Lessee written notice of its intention. If possession of the Airspace is not immediately surrendered, Lessor may re-enter therein and declare the Lease to be terminated; and in such event Lessor may require that Lessee remove and demolish the Building Overhang at its own expense or Lessor may remove or demolish the Building Overhang and require the payment of the expense thereof from Lessee to Lessor within 30 days thereafter.

13. Surrender of Premises. Upon the termination of the Lease, Lessee agrees to surrender or relinquish any claims or right to further utilize the Airspace. Lessee shall, prior to surrender of the Airspace, cause the Building Overhang to be demolished and removed and the Airspace returned to the same condition as it was when first acquired by Lessee in compliance with the applicable building codes, unless otherwise directed by Lessor. In the event of the failure of Lessee to remove the Building Overhang within six months after the termination of the Lease, Lessee shall pay liquidated damages to Lessor in the sum of \$100.00 for each and every day it remains in possession of the Airspace after the expiration of six months from the termination of the Lease.

14. Parties to Lease. The term "parties to the Lease" shall include the successors and assigns of Lessor and Lessee, respectively.

15. Effect of Lease. This Lease and the ordinance under which it is executed shall not operate to repeal, rescind, modify, or amend any ordinances or resolutions of the City of Milwaukee relating to the use or obstruction of streets, the granting of permits, and any regulations relating to the preservation of order and movement of traffic, or any other similar ordinances, resolutions, or regulations not specifically set forth in the ordinance of which this Lease is a part, or as authorized by sec. 66.0915(4), Wisconsin Statutes (2021-2022).

16. Assignment. Lessee, and its successors and assigns, may assign their interest in this Lease to any party who holds fee title or a leasehold estate in the land abutting the Airspace. With respect to each assignment, if the assignee executes a written instrument whereby it agrees to assume and be bound by all of the responsibilities and obligations of Lessee under the Lease, the assignor shall be released from all obligations and liabilities under this Lease, and a notarized copy shall be submitted to the City Engineer for record-keeping purposes and the City Comptroller for billing purposes.

17. Notices. Notices required hereunder shall be sent to:

For the City (Lessor):

City Engineer
Infrastructure Services Division
841 North Broadway, Room 701
Milwaukee, WI 53202

For Lessee:

Tracy Lutterman
Assist. Director – Construction Management
Northwestern Mutual
720 East Wisconsin Avenue
Milwaukee, WI 53202

18. Signs. Lessee shall not place or maintain any signs or cause them to be placed in or on the leased premises so as to be readable from the street without the written approval of the Commissioner.

IN WITNESS WHEREOF, the parties hereto have executed this Lease, authorized by Ordinance No. 231343, as of the day and year first above written.

CITY OF MILWAUKEE

COUNTERSIGNED:

CAVALIER JOHNSON, Mayor

AYCHA SAWA, Comptroller

JAMES R. OWCZARSKI, City Clerk

Milwaukee City Attorney
Approval and Authentication

Thomas D. Miller, as a member in good standing of the State Bar of Wisconsin, hereby approves the signatures of the Milwaukee representatives above, and also authenticates the signatures of each of the above Milwaukee representatives/signatories per Wis. Stat. § 706.06 so that this document may be recorded per Wis. Stat. § 706.05(2)(b).

By: _____
THOMAS D. MILLER
Assistant City Attorney
State Bar No. 1030538

IN WITNESS WHEREOF, The Northwestern Mutual Life Insurance Company, Inc., a Wisconsin corporation d/b/a Northwestern Mutual, has caused these presents to be signed at Milwaukee, Wisconsin, this ____ day of _____, 2024.

Northwestern Mutual

By: _____

Name (Print): _____

Title: _____

STATE OF WISCONSIN)
)ss.
MILWAUKEE COUNTY)

Personally came before me this ___ day of _____, 2024, _____, the _____ of the above-named party, Northwestern Mutual, to me known to be the person who executed the foregoing instrument and to me known to be such _____ of such body and acknowledged that he executed said foregoing instrument as such officers as the deed of said body, by its authority.

Notary Public, State of Wisconsin
My commission expires: _____

This instrument was drafted by the City of Milwaukee by Assistant City Attorney Thomas D. Miller.

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