

Document Number	FIRST AMENDMENT TO ERIE STREET PLAZA LEASE Document Title	
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		Recording Area Name and Return Address Alyssa Remington City of Milwaukee – DCD 809 N. Broadway, 2 nd Floor Milwaukee, WI 53202

Drafted By:
Mary L. Schanning
Deputy City Attorney
City of Milwaukee

FIRST AMENDMENT TO ERIE STREET PLAZA LEASE

THIS FIRST AMENDMENT TO ERIE STREET PLAZA LEASE (“Amendment”), is made and entered into as of this 1st day of July, 2025, (the “Amendment Effective Date”) and is by and between **THE CITY OF MILWAUKEE** (hereinafter “City”) and **THE BOARD OF BUSINESS IMPROVEMENT DISTRICT NO. 2** (hereinafter the “Board”).

RECITALS

- A. City and Board entered into the Erie Street Plaza Lease dated August 1, 2010, (the “Original Lease”) for certain real estate and improvements located in Milwaukee, Wisconsin, as more particularly described in **Exhibit A**, attached hereto, and more commonly referred to as “Erie Street Plaza.”
- B. City and Board desire to extend the Term of the Original Lease and make additional amendments to the Original Lease as described herein.
- C. Any capitalized terms used in this Amendment shall be defined as they are in the Original Lease unless separately defined in this Amendment.
- D. The City authorized entry into this Amendment by City Common Council Resolution File No. _____, passed July 15, 2025.

NOW THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the above recitals which are agreed to and incorporated herein, and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, City and the Board agree as follows:

- 1. Section 3 of the Original Lease entitled **Term** is amended to add the following to the end of that section:

As of the Amendment Effective Date, the Term of the Lease shall be extended for an additional 15 years and will terminate on June 30, 2040, unless sooner terminated as herein provided.

- 2. Section 31 of the Original Lease entitled **Notices** is amended to replace the contact information for each party to read as follows:

To City:

Commissioner of Dept. of City Development

City of Milwaukee
809 North Broadway, Second Floor
Milwaukee, WI 53202
Phone: (414) 286-5800
Fax: (414) 286-5467
Email: Lafayette.Crump@milwaukee.gov

Copy to:

Mary Schanning
Deputy City Attorney
City Attorney's Office
841 North Broadway, Suite 716
Milwaukee, WI 53202
Phone: (414) 286-2290
Email: Mary.Schanning@milwaukee.gov

To the Board:

Paul Schwartz
Executive Director
Business Improvement District No. 2
400 N Water Street
Milwaukee, WI 53202
Phone: (414) 336-1111
Email: Paul@milwaukeekeepublicmarket.org

3. All other terms, obligations, provisions and exhibits of the Original Lease shall remain unchanged and shall continue to be in effect for the remainder of the Term, as amended.
4. In its discretion, City may record this Amendment in the Milwaukee County Register of Deeds Office; and the Board agrees to cooperate with City in that regard.

[Signatures Appear on the Next Page]

EXHIBIT A

Description of The Premises

Description of a portion of East Erie Street at the harbor entrance to be designated as Pedestrian Mall, in the 4th Aldermanic District of the City of Milwaukee.

That part of East Erie Street in the Northwest 1/4 of Section 33, Township 7 North, Range 22 East described as follows: Commencing at the southeast corner of Lot 3 of Certified Survey Map No. 7370; thence South $33^{\circ}19'02''$ East, along the southeasterly extension of the easterly line of Lot 3 aforesaid, 21.67 feet to a point lying 20.00 feet southeasterly of, as measured normal to, the southerly line of Lot 3, said point being the point of beginning of the land to be described; thence South $34^{\circ}16'47''$ West, parallel to said southerly line, 110.57 feet to a point in the westerly line of said Certified Survey Map, said westerly line also being the established dock line of the east bank of the Milwaukee River; thence South $33^{\circ}18'29''$ East, along said westerly line and said established dock line, 11.45 feet to a point; thence South $67^{\circ}20'57''$ East, along said westerly line and said established dock line, 47.50 feet to a point in the southerly line of said Certified Survey Map; thence North $85^{\circ}48'29''$ East, along said southerly line, 86.59 feet to a point in the southeasterly extension of the easterly line of Lot 3; thence North $33^{\circ}19'02''$ West, along said southeasterly extension, 135.09 feet to the point of beginning.

The above described parcel contains 8,420 square feet or 0.1933 acres of land.
