

**WB-44 COUNTER-OFFER**

Counter-Offer No. 1 by (Buyer/Seller) **STRIKE ONE**

NOTE: Number this Counter-Offer sequentially, e.g. Counter-Offer No. 1 by Seller, Counter-Offer No. 2 by Buyer, etc.

The Offer to Purchase dated 02/26/2025 and signed by Buyer DNS Real Estate Investments LLC, a Wisconsin limited liability company, or assigns for purchase of real estate at 1510 W. State Street (identified by Tax Key Number 390-127-3000) is rejected and the following Counter-Offer is hereby made.

**CAUTION: This Counter-Offer does not include the terms or conditions in any other counter-offer or multiple counter-proposal unless incorporated by reference.**

All terms and conditions remain the same as stated in the Offer to Purchase except the following:

- 1) Line 489 - "Warranty Deed" is hereby deleted and replaced with "Special Warranty Deed"
- 2) Line 664 - "Scott Simon or Tim Hove, Travaux, Inc." is hereby deleted and replaced with "Michelle W. Ebben/Michael Best & Friedrich LLP and Jeanne Dawson/Housing Authority of the City of Milwaukee"
- 3) Line 676 - "scott.simon@travauxinc.com" is hereby deleted and replaced with "mwebben@michaelbest.com and Jeanne.dawson@hacm.org"
- 4) Addendum A to Vacant Land Offer to Purchase - Section 4(e) Developer's Agreement(s) is hereby deleted in its entirety, including Section 4(e)'s romanettes (i-v).

The attached n/a is/are made part of this Counter-Offer.

Any warranties, covenants and representations made in this Counter-Offer survive the closing of this transaction.

This Counter-Offer is binding upon Seller and Buyer only if a copy of the accepted Counter-Offer is delivered to the Party making the Counter-Offer on or before \_\_\_\_\_ (Time is of the Essence). Delivery of the accepted Counter-Offer may be made in any manner specified in the Offer to Purchase, unless otherwise provided in this Counter-Offer.

**NOTE: The Party making this Counter-Offer may withdraw the Counter-Offer prior to acceptance and delivery as provided at lines 30-32.**

This Counter-Offer was drafted by Michael Best & Friedrich LLP on \_\_\_\_\_

DNS Real Estate Investments LLC		Licensee and Firm ▲		Housing Authority of the City of Milwaukee		Date ▲	
(x)	<u>Dwarika Singh</u>	<u>3-25-25</u>	Date ▲	(x)			Date ▲
Buyer's Signature ▲				Seller's Signature ▲			
Print name ► Dwarika Singh, Member				Print name ►			

(x)		Date ▲	(x)		Date ▲
Buyer's Signature ▲			Seller's Signature ▲		
Print name ►			Print name ►		

This Counter-Offer was presented by \_\_\_\_\_ on \_\_\_\_\_

Licensee and Firm ▲ Date ▲

This Counter-Offer is (rejected) (countered) **STRIKE ONE** (Party's Initials) \_\_\_\_\_

**NOTE: Provisions from a previous Counter-Offer may be included by reproduction of the entire provision or incorporation by reference. Provisions incorporated by reference may be indicated in the subsequent Counter-Offer by specifying the number of the provision or the lines containing the provision. In transactions involving more than one Counter-Offer, the Counter-Offer referred to should be clearly specified.**