

**TERM SHEET
FOR ACQUISITION OF LAND
IN MENOMONEE VALLEY “J” REDEVELOPMENT PROJECT AREA
(STANDARD ELECTRIC SUPPLY CO. PROJECT)**

Property: Approximately 1.0 acre (gross) located at 260 N. 12th Street in the Menomonee Valley “J” Redevelopment Project Area as Parcel A on Exhibit A, attached hereto.

Purchase Price: \$100,000/ usable acre payable in cash at closing.

Closing: Closing shall occur on or before May 31, 2015, or another date mutually agreed by the parties.

Development: Standard Electric Supply Co. (“Company”) shall construct a 15,000 square-foot corporate office and 30,000 square-foot warehouse additions to their current facility at 222 N. Emmber Lane where the company supplies and distributes electrical components. The Company anticipates completion of construction of the Project approximately twelve months following closing, subject to force majeure.

Human Resources Requirement: Company shall make its best effort to utilize Small Business Enterprise for not less than 25% of the construction and development cost of the Project and shall make its best effort to comply with the City of Milwaukee Resident Preference Program and shall enter into an agreement for that purpose.

Subsequent Documentation: Prior to closing, RACM and Company shall enter into an Agreement For Sale of Land containing RACM’s customary provisions (consistent with the provisions of this Term Sheet) pertaining to the conveyance of RACM-owned property. Such provisions shall include the requirement that Parcel A shall be governed by a Redevelopment Plan containing site and design regulations established in the Menomonee Valley Plan 2.0 including, but not limited to:

- Signage should be integrated into the building façade rather than as a free-standing type. When free-standing is required, monument type placement is recommended.
- Off-street parking should be minimized along the street frontage.
- For prominent waterfront sites blank facades should be avoided. The use of glazing and other means of façade articulation are recommended.
- Minimize off-street parking along river edges. When surface parking is unavoidable run-off buffering along parking edges is strongly recommended.
- For building exterior materials, brick, architectural pre-cast concrete panels, decorative block, or cut stone is recommended. Vinyl, corrugated sheet metal, aluminum siding, imitation stone sidings, and spandrel / reflective glass is discouraged.

In addition, the Company and RACM agree to execute and deliver any necessary easements, including but not limited to a Public Access Easement over the riverwalk/path constructed as part of the Project. The design and construction specifications of a riverwalk/path shall be mutually agreed upon by the Parties and shall not impair Company's intended use.