

## LEASE AGREEMENT

For property at 2708 W. Wisconsin Avenue, Milwaukee

This Lease Agreement is between Ambassador Suites LLC ("the Lessor") and the CITY OF MILWAUKEE ("the Lessee") for the use and occupancy of the land (defined as the surface parking east of the fence shown highlighted on the attached Exhibit A) and improvements at 2708 W Wisconsin Avenue Street in Milwaukee, tax key #3881101100 ("the Property") by the Lessee's Police Department (the "Department"):

1. Term and Rent. For good and valuable consideration, the receipt of which is acknowledged, Lessor agrees to lease the Property to Lessee, commencing on June 1, 2020 and ending on July 31, 2020. Lessee is not required to pay any monetary rent to Lessor. This lease will not be extended and Lessee may not holdover, except by separate written agreement between the parties.
2. Use and Occupancy: Lessee's right to occupy the Property is exclusive, subject only to allowing Lessor, its employees, agents and contractors to access the Property for Lessor's own purposes, provided advance notification of such access is given to and coordinated with a designee of Lessee's choosing. Lessee may secure areas of the Property, which Lessor may access only with an escort designated by Lessee. Lessee may not lease, sublease or permit use of the Property by any other third party, except that other law enforcement and/or security personnel associated with the Democratic National Convention may occupy the Property at Lessee's sole discretion. Lessee may use all the fixtures and moveable property including, but not limited to security cameras, located at the Property on the commencement date, but may not remove any fixtures or moveable property without separate written permission of the Lessor. Lessee shall comply with all laws and regulations of the Federal, State, County and municipal authorities as applicable to the Property. Lessor does not warrant or guaranty the fitness, physical condition or suitability of the Property for Lessee's intended uses or for any particular purpose.
3. Lessee's personal property: Lessee may bring to the Property any equipment, security systems, or other personal property needed for the operation of the Department. Lessor shall have no ownership or other interest in such personal property brought to the Property. Any personal property brought to the Property by Lessee will be removed by Lessee at the termination of the lease.
4. Repairs and maintenance: Lessee shall be solely responsible for all necessary repairs and maintenance of all fixtures, improvements and personal property at the Property. The necessity of such repairs or maintenance shall be at Lessee's sole discretion. Lessee understands that Lessor will not invest any money to maintain the Property, even if it becomes unfit to occupy prior to the end of the lease. Lessor is not obligated to make any repairs or maintain the Property, nor locate or provide a substitute or replacement property for Lessee. Lessee shall be solely responsible for any charges, assessments or other fees required by the City of Milwaukee or other municipal agency, including but not limited to special assessments, penalties, ice and snow removal charges, and fire inspection charges. Lessee may make minor alterations to the Property, but shall not make any structural alterations without separate written permission of Lessor.
5. Utilities: Lessor shall be solely responsible for all costs and fees associated with all utilities for the Property, including, but not limited to, water, sewer, and gas.



6. Encumbrance: The Lessee shall in no manner encumber or allow to be encumbered by third parties, Lessor's title and interest in the Property, and shall, upon notice from Lessor, take whatever actions are necessary to release such encumbrance from the Property.
7. Environmental: Lessee shall indemnify and hold harmless the Lessor and its officers, employees and agents from and against any and all actual or potential claims, proceeds, lawsuits, liabilities, damages, losses, fines, penalties, judgments, awards, costs and expenses, including, without limitation, reasonable attorneys' fees and costs, (collectively, "Claims") that arise out of or relate in any way to any use, storage, transfer, generation, spill, discharge, leakage, seepage, pumping, pouring, leaching, migration, dispersal, emission, emptying, injection, escape, dumping, disposal or release or threatened release of any hazardous materials (collectively "Actions") resulting from Lessee's occupancy of the Property and responsibilities first arising under this lease. This indemnification shall survive the completion of the lease term. Lessor does not warrant in any way the environmental status of the Property. However, Lessor does warrant that at the time of the commencement of this lease and throughout its term, Lessor is not taking any Actions with regard to hazardous materials, including but not limited to removal or disturbance of asbestos, in, on or through the Property. Lessee's obligations to indemnify and hold harmless the Lessor under this section shall not include any Claims resulting from Actions taken by Lessor at any time. Lessor shall indemnify and hold harmless the Lessee for any Actions taken by Lessor in, on or through the Property either before or during the term of this lease that result in any Claim against Lessee.
8. Indemnification: Lessee shall indemnify and hold Lessor harmless from and against all costs, expenses, liabilities, losses, damages, injunctions, suits, actions, fines, penalties, claims and demands of every kind or nature, including reasonable attorney's fees, by or on behalf of any person, party or government authority whatsoever arising out of (i) any failure by Lessee to perform any of its obligations under this lease, (ii) the intentional or negligent acts or omissions of Lessee in Lessee's use of the Property that results in any accident, injury or damage occurring, on, in or about the Property. This paragraph is subject to any statutory defenses and limits on liability available to Lessee under Wisconsin law.
9. Termination for Convenience. Notwithstanding anything to the contrary contained herein, Lessee may, in its sole discretion, and without cause, and for any reason, including no reason, terminate this lease at any time upon one month's advance written notice to the Lessor.
10. Notification: Any notifications under this lease shall be made to the following parties:

Lessor:

Rick Wiegand

Ambassador Hotel

2308 W Wisconsin Ave

Milwaukee, WI 53233

414-345-5900 direct

414-931-0279 fax

[rick@ambassadormilwaukee.com](mailto:rick@ambassadormilwaukee.com)

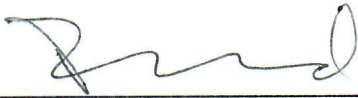
[www.ambassadormilwaukee.comsmith@mmsd.com](http://www.ambassadormilwaukee.comsmith@mmsd.com)

Lessee:  
Captain Derrick Harris  
Milwaukee Police Department  
[dharris@milwaukee.gov](mailto:dharris@milwaukee.gov)  
414-935-7216 office  
4715 West Vliet Street  
Milwaukee, WI 53208

Lieutenant Wesam Yagham  
Milwaukee Police Department  
[wyagham@milwaukee.gov](mailto:wyagham@milwaukee.gov)  
414-935-7527 office  
4715 West Vliet Street  
Milwaukee, WI 53233

**LESSOR: AMBASSADOR SUITES LLC**

**BY:**



**Rick Wiegand**

Date: 2-5-20

**LESSEE: CITY OF MILWAUKEE**

**BY:**

Approved as to form:

\_\_\_\_\_  
Tom Barrett, Mayor

Date: \_\_\_\_\_

**BY:**

\_\_\_\_\_  
Mary L. Schanning  
Deputy City Attorney

\_\_\_\_\_  
James R. Owczarski, City Clerk

Date: \_\_\_\_\_

**BY:**

\_\_\_\_\_  
Martin Matson, Comptroller

Date: \_\_\_\_\_



## ALTA/NSPS LAND TITLE SURVEY

KNOWN AS: 2708 W. WISCONSIN AVENUE

### LEGAL DESCRIPTION:

Lots 2 to 13, inclusive, in Block 1, in Lafayette Square, being a part of the Northeast 1/4 of Section 23, Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin.

Property Address: 2708 West Wisconsin Avenue, Milwaukee, WI

Tax Key Number: 388-1101-3

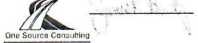
For: Knight Barry Title Group

Chicago Title Insurance Company  
Ambassador Enterprise, LLC a Wisconsin limited liability company  
City of Milwaukee, a municipal corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2014 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes forms 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, and 18 of "Table A" thereof.

The field work was completed on: December 14, 2017

Date of Plot or Map: December 15, 2017



One Source Consulting  
www.onesourcewi.com

PREPARED BY:

One Source Consulting

James R. Baily, PLS

1845 W. Capitol Drive, Suite 105

Brookfield, WI 53005

P 262.75-6051 M 262.76-6115

www.onesourcewi.com

PREPARED FOR:

Ambassador Enterprise, LLC a Wisconsin limited liability company

Agent: Richard Wegand

2708 W. Wisconsin Ave

Milwaukee, WI 53233-128

### DOCUMENTS OF RECORD

Recorded B/L Correction Document numbered as provided for Knight Barry Title Group  
Correction No. 103544, Effective Date of October 20, 2017 at 10:02 AM.  
(This correction was the sole source of legal description and encumbrances as shown herein)

(01) Any deed, lease, encumbrance, adverse claim, or other matter not apparent for the

recording in the Public Records or a record, abstract, or is disclosed between the

Government Data and the date on which all of the documents B/L Part 1 Requirements

are met: NOT SURVEY RELATED

(02) Special assessments, special taxes or special charges, if any, payable with the taxes

levied to be looked for the current and subsequent years: NOT SURVEY RELATED

(03) Any, existing or future, or other charges, special assessments, special taxes or special

charges, or other charges or liens due payable on the development or

improvement of a lot, whether assessed or charged before or after the date of the

survey: NOT SURVEY RELATED

(04) Any lien or right to a lien, for services, labor, or material furnished or to be furnished

herein, created by law and not shown by the Public Records: NOT SURVEY RELATED

(05) Rights or claims of parties in possession not shown by the Public Records: NOT SURVEY RELATED

(06) Any encumbrance, easement, dedication, violation, or adverse claim or claim

showing this map, could be disclosed by an accurate and complete land survey of the

land: VISIBLE EVIDENCE SHOWN, IF ANY

(07) Easements or claims of easements not shown by the Public Records: VISIBLE EVIDENCE SHOWN, IF ANY

(08) Any claim of adverse possession or prescriptive easement: VISIBLE EVIDENCE SHOWN, IF ANY

(09) General Taxes for the year 2017 and subsequent years, but not due or payable. In the

event that the transaction to be recorded under this Commission occurs on or after

December 31, 2017 or later, then please contact the Company for an update to the status of

taxes. Failure to do so will result in the following appearing as an exception on the

first title insurance policy to be issued pursuant to this Commission: "General Taxes for

the year 2017 and subsequent years: NOT SURVEY RELATED

(10) Business Improvement District No. 30 assessments, if any: NOT SURVEY RELATED

(11) Intentionally Deleted

(12) Intentionally Deleted

(13) Utility Easement and other matters contained in the instrument recorded November

12, 2013 as Document No. 1031022: UTILITY EVIDENCE SHOWN

(14) NOT SURVEY RELATED

TABLE "A" ITEM SURVEY COMMENTS:

1. The subject property is within the zone 4 UNPAVED (As is shown to be within the 0.2% annual chance

flood zone, as defined on the Flood Insurance Rate Map of Milwaukee County, Wisconsin and the National

Flood Insurance Program, effective date of December 26, 2008 and is not part of the subject property by which any

are considered as flood prone areas. "Flood Risk Based Area" is shown on the Flood Insurance Rate Map of Milwaukee

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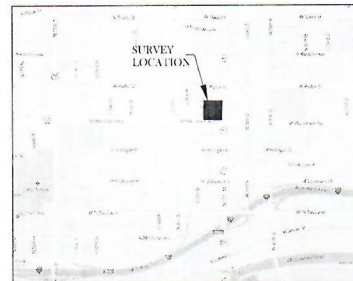
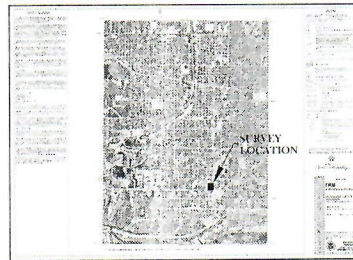
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### NOTES:

Building measurements are based on electronic and field measured corners.

Verification of actual building wall dimensions