

MODIFICATION OF LEASE AGREEMENT

PREAMBLE

WHEREAS, the Central Wisconsin State Fair Association (Lessor), and the Marshfield Youth Hockey Association (Lessee) entered into a written Lease Agreement (Lease) on August 30, 1991, the terms and conditions of that Lease being hereby incorporated by reference, and

WHEREAS, the Lessor and Lessee now hereby agree that it is the best interests of both parties that specific terms and conditions of the original Lease now be modified.

NOW, THEREFORE, in consideration of the following mutual promises and other consideration, the parties hereby agree to modify the existing Lease to incorporate the following terms and conditions:

1. The original term of the Lease shall be re-started effective the date of this modification agreement, i.e. 35 years from the date signed, with an option to renew for 35 additional years.
2. If, within ten (10) years from the date of this modification agreement, Lessee shall alter, modify or build new or additional facilities to the existing structure(s), then the term of this agreement (35 years) shall be re-started from the date of the completion of the modification or addition. Furthermore, the Lessee shall be granted two (2) consecutive options to renew of 35 years each from the re-start date, giving the lessee a total renewal option of 70 years.
3. In the event the Lessee constructs an entirely new facility within the next ten years, a new and separate agreement dealing with the use and management of that new facility shall be negotiated between the parties at the necessary time.
4. All other terms and conditions of the Lease not specifically affected by this modification shall remain in full force and effect.

Dated this 11 day of February, 2002.

CENTRAL WISCONSIN STATE
FAIR ASSOCIATION

BY Harry A. Mencher

Attest J. D. S. S. S.

MARSHFIELD YOUTH HOCKEY
ASSOCIATION

BY Ally Brown, President

Attest David Rudy, Treasurer