

**EXTENSION OF LEASE
BETWEEN
MILWAUKEE COUNTY PARKS
AND
BOYS AND GIRLS CLUB OF GREATER MILWAUKEE, INC**

This Extension of the Lease ("Third Extension Term") dated April 30, 1990, is hereby entered into on June_____, 2025 by and between MILWAUKEE COUNTY PARKS ("County"), and the Boys and Girls Club of Greater Milwaukee, Inc. ("Club"). Together, these named entities constitute the parties ("Parties") to this Extension.

WITNESSETH:

WHEREAS, County and Club are Parties to that certain Lease dated April 30, 1990; and

WHEREAS, County and Club are also Parties to a Lease extension dated February 22, 2011; and

WHEREAS, County and Club are Parties to the second Lease extension dated May 6, 2021; and

WHEREAS, County and the Club continue to have a mutually beneficial partnership that has had a positive impact on Sherman Park and Milwaukee County; and

WHEREAS, the Parties desire to exercise the extension authorized in the Agreement; and

NOW THEREFORE, in consideration of the terms and provisions contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties hereto, it is agreed as follows:

PROVISIONS:

1. **TERM.** The current term, based on the May 6, 2021 extension, ends on July 1st, 2031. The Parties have hereby agreed to extend the term for an additional consecutive Ten (10) year period, through July 1, 2041.
2. **MAINTENANCE.**
 - a. **CLUB MAINTENANCE:** The Club will be responsible for all funding, managing, maintaining, and/or supervising all routine maintenance obligations involving the newly installed parking lot on the leased premises. This shall include maintenance on, but not limited to, the parking lot pavement, the perimeter fence, the dumpster corral, keypad, entry gate, parking lot signage, snow plowing, and the concrete walk. The Club's maintenance obligations for the parking area is defined in Exhibit A. The Club, at its own expense, shall provide adequate maintenance, repairs, janitorial, and cleaning of the leased premises, including but not limited to the mechanical, electrical, and plumbing systems.

b. **COUNTY MAINTENANCE:** County shall be responsible for all structural repairs and/or restoration, including repairs to the foundation, building exterior, including windows, exterior doors (excluding the concession rollup door), exterior lighting, roof and flashings, and all lead in for water, sewer, and electricity. The county shall also maintain the splashpad, the related public restrooms, and the County's service and storage area. Any of the above-referenced repairs that are made necessary directly or proximately by the negligent or misuse of the Club, its agents, invitees, or employees shall be the responsibility of the Club, but County may make said repairs, and any expenditures incurred by County shall be reimbursed to County by Club within 30 days of receipt of the invoice. The County will make a good faith effort to follow the attached Exhibit B, VJS Assessment Summary, under the County's responsibility, pending funding from its major maintenance account. County agrees to make a good faith effort to request and secure capital needs funding for the facility, not limited to the replacement of the building's roof and other exterior duties defined in this extension. The allocation of funds will be subject to the approval of the Milwaukee County Board of Supervisors.

3. **UTILITIES.** The total amount charged to the Club for utilities shall not exceed \$45,955.48 on a yearly basis.
4. **CONFLICT.** In the event of any conflict between the terms and provisions of this Amendment and the terms and provisions of the Lease, the terms and provisions of this Amendment shall govern, control, and prevail.

Signature page follows

IN WITNESS WHEREOF, the Parties have executed this Extension as of the Effective Date.

By _____ Date _____

MILWAUKEE COUNTY PARKS

By _____ Date _____
Guy Smith, Parks Executive Director

[illegible]

EXHIBIT B

4.0 Mary Ryan

1: 1-3 Years					
No.	Description	Qty	UOM	Unit Price	Total Cost
220	Remove Door	2	EACH	\$141.25	\$282
221	Remove Door Frame	2	EACH	\$141.25	\$282
222	Waterproofing	1	LSUM	\$860.32	\$860
223	Roofing	1	LSUM	\$10,323.82	\$10,324
224	Roofing - Additional Gutter Work	1	LSUM	\$26,471.33	\$26,471
225	Hollow Metal Door	2	EACH	\$1,274.56	\$2,549
226	Hollow Metal Door Frame	2	EACH	\$1,246.21	\$2,492
227	Hollow Metal Door Hardware	2	EACH	\$1,617.25	\$3,235
228	Electrical - Open Box	1	LSUM	\$595.60	\$596
229	Fences and Gates	1	LSUM	\$4,963.37	\$4,963
1: 1-3 Years Subtotal					\$52,055
2: 3-5 Years					
No.	Description	Qty	UOM	Unit Price	Total Cost
230	Metal Fabrications	1	LSUM	\$8,603.18	\$8,603
2: 3-5 Years Subtotal					\$8,603
3: 5-7 Years					
No.	Description	Qty	UOM	Unit Price	Total Cost
231	Roofing	1	LSUM	\$658,805.17	\$658,805
3: 5-7 Years Subtotal					\$658,805
4: 7-10 Years					
No.	Description	Qty	UOM	Unit Price	Total Cost
232	Overhead Coiling Door	1	EACH	\$15,221.01	\$15,221
233	Overhead Sectional Door	1	LSUM	\$595.60	\$596
4: 7-10 Years Subtotal					\$15,817
5: 10 Years/By Landlord					
No.	Description	Qty	UOM	Unit Price	Total Cost
234	Remove Base Cabinet	23	LNFT	\$45.67	\$1,050
235	Remove Countertops	23	LNFT	\$46.37	\$1,067
236	Remove Upper Cabinets	15	LNFT	\$52.22	\$783
237	Salvage Door for Reinstall	32	EACH	\$72.48	\$2,319
238	Remove Door Hardware - Kickplate	36	EACH	\$68.77	\$2,476
239	Remove Ceramic / Quarry Tile	1,158	SQFT	\$4.11	\$4,755
240	Remove Ceramic Wall Tile Base	413	SQFT	\$4.11	\$1,696
241	Remove Specialties	44	EACH	\$7.94	\$349
242	Remove Toilet Partition	3	EACH	\$79.39	\$238
243	Remove Urinal Screen	21	EACH	\$45.00	\$945
244	Remove Appliances	5	EACH	\$79.39	\$397
245	Remove Vinyl Base	134	LNFT	\$10.30	\$1,380
246	Remove VCT	400	SQFT	\$7.14	\$2,857
247	Masonry Restoration	1	LSUM	\$165,445.80	\$165,446
248	Material Unload & Distribution	7	HOUR	\$156.14	\$1,044
249	Repair Light Well	1	EACH	\$756.93	\$757
250	Countertop, Plastic Laminate	23	LNFT	\$223.22	\$5,134
251	Plastic Laminate Base Cabinet	23	LNFT	\$302.63	\$6,961

252	Plastic Laminate Wall Cabinet	15	LNFT	\$256.31	\$3,845
253	Sand & Stain Wood Door	32	EACH	\$288.50	\$9,232

4.0 Mary Ryan [CONTINUED]

No.	Description	Qty	UOM	Unit Price	Total Cost
254	Interior Storefront - Remove & Replace	46	SQFT	\$119.12	\$5,480
255	Wood Door Hardware - Kickplate	38	EACH	\$210.43	\$7,996
256	Ceramic Tile Base	413	LNFT	\$31.77	\$13,119
257	Ceramic Tile Floor	1,158	SQFT	\$34.41	\$39,850
258	Vinyl Base	134	LNFT	\$6.62	\$887
259	Vinyl Composition Tile (VCT) Floor	400	SQFT	\$9.26	\$3,706
260	Paint Gypsum Board Ceiling	1,162	SQFT	\$1.99	\$2,307
261	Paint Hollow Metal Door Frame	27	EACH	\$330.89	\$8,934
262	Paint Stair Railing - Flight	3	EACH	\$1,455.92	\$4,368
263	Paint Walls	9,781	SQFT	\$1.79	\$17,477
264	Paint, Exterior	1	LSUM	\$27,794.89	\$27,795
265	Toilet Compartment, Floor-Mounted, Painted Steel	18	EACH	\$2,250.06	\$40,501
266	Urinal Screen, Painted Steel	3	EACH	\$463.25	\$1,390
267	Electric Hand Dryer	13	EACH	\$661.78	\$8,603
268	Framed Mirror	13	EACH	\$268.00	\$3,484
269	Grab Bar	24	EACH	\$255.41	\$6,130
270	Paper Towel Dispenser	1	EACH	\$291.88	\$292
271	Sanitary Napkin Disposal	13	EACH	\$308.35	\$4,009
272	Soap Dispenser	9	EACH	\$209.09	\$1,882
273	Toilet Paper Dispenser	20	EACH	\$182.62	\$3,652
274	Refrigerator	1	EACH	\$2,117.71	\$2,118
275	Range - Gas	1	EACH	\$1,257.39	\$1,257
276	Microwave	1	EACH	\$463.25	\$463
277	Hood	1	EACH	\$529.43	\$529
278	Dishwasher	1	EACH	\$794.14	\$794
279	Elevator Cab Allowance	1	ALLW	\$1,323.57	\$1,324
280	Plumbing - Water Fountain	1	LSUM	\$1,985.35	\$1,985
281	Air Cooled Condensing Unit CU-1	1	LSUM	\$132,356.64	\$132,357
282	Air Cooled Condensing Unit CU-2	1	LSUM	\$132,356.64	\$132,357
283	Air Cooled Condensing Unit CU-3	1	LSUM	\$79,413.98	\$79,414
284	Hot Water Boiler - Natural Gas BLR-1	1	LSUM	\$52,942.66	\$52,943
285	Hot Water Boiler - Natural Gas BLR-2	1	LSUM	\$52,942.66	\$52,943
286	Hot Water Boiler - Natural Gas BLR-3	1	LSUM	\$105,885.31	\$105,885
287	Natural Gas Water Heater WH-1	1	LSUM	\$6,617.83	\$6,618
288	Natural Gas Water Heater WH-2	1	LSUM	\$6,617.83	\$6,618
289	Electrical - Fixture Upgrades	1	LSUM	\$53,352.96	\$53,353

5: 10 Years/By Landlord Subtotal **\$1,045,549**

4.0 Mary Ryan Subtotal \$1,780,829