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May 5, 2016

VIA REGISTERED MAIL AND EMAIL

Grandview Management, Inc.
d/b/a Zilli Hospitality Group
Attention: Jim Zilli, CEO
613 N. Grandview Blvd.
Waukesha, WI 53188

Re: Notice of Termination

Mr. Zilli:

Pursuant to paragraph 3 of the attached Extension Agreement dated October 7, 2015, notice is hereby given that Milwaukee County has elected to terminate (1.) your Lease dated September 29, 1995, as amended and extended, and your tenancy of the premises commonly known as O'Donnell Park Pavilion, and (2.) your Agreement to provide catering services at the Miller Room dated December 10, 2002, as amended and extended. You are required to quit and deliver up possession of said premises within eighteen (18) months or before **November 8, 2017**.

Sincerely yours,

A handwritten signature in blue ink that reads "Paul Bargren".

Paul Bargren
Corporation Counsel

EXTENSION AGREEMENT

This Extension Agreement (this "Agreement") is hereby entered into as of this 7th day of October, 2015, by and between MILWAUKEE COUNTY DEPARTMENT OF PARKS, RECREATION AND CULTURE ("County") and GRANDVIEW MANAGEMENT, INC. D/B/A ZILLI HOSPITALITY GROUP ("Grandview"). Grandview and County shall constitute the parties ("Parties") to this Agreement.

WITNESSETH:

WHEREAS, Grandview and County are the Parties to that certain Lease dated September 29, 1995, as amended on April 25, 2007 and as supplemented by those Memoranda of Understanding dated April 17, 2007 and April 7, 2009 (the "Coast Restaurant Lease"), pursuant to which Grandview leases Coast Restaurant at William F. O'Donnell Park (the "Coast Premises") from County, manages the Coast Premises for County, and provides food and beverage services for County patrons, all on the terms and conditions set forth in the Lease; and

WHEREAS, Grandview and County are the Parties to that certain Agreement dated December 10, 2002, as supplemented by that Letter Agreement dated October 2, 2003 and that Memorandum of Understanding dated April 17, 2007 (the "Miller Room Agreement"), pursuant to which the County grants Grandview the exclusive right, subject to certain exclusions set forth in the Miller Room Agreement, to provide catering services at the Miller Room at the William F. O'Donnell Center (the "Miller Room"); and

WHEREAS, unless the Parties extend the terms of the Coast Restaurant Lease and the Miller Room Agreement, the Coast Restaurant Lease and the Miller Room Agreement shall expire on December 31, 2015; and

WHEREAS, the Parties wish to extend the terms of the Coast Restaurant Lease and the Miller Room Agreement, as more particularly set forth herein.

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 OF THE COAST RESTAURANT LEASE.** The Parties hereby agree to extend the term of the Coast Restaurant Lease for three (3) years, or until December 31, 2018.
2. **TERM OF THE MILLER ROOM AGREEMENT.** The Parties hereby agree to extend the term of the Miller Room Agreement for three (3) years, or until December 31, 2018.
3. **TERMINATION.** This Agreement may be terminated by County for any reason or no reason upon eighteen (18) months' prior notice to Grandview.
4. **GOOD FAITH NEGOTIATIONS.** During the last eighteen (18)-months of the extension period described in Sections 1 and 2, the Parties shall engage in good faith negotiations to enter into

subsequent agreements for Grandview's lease of the Coast Premises and Grandview's use of the Miller Room.

5. **CONFLICT.** In the event of any conflict between the terms and provisions of this Agreement and the terms and provisions of the Coast Restaurant Lease or the Miller Room Agreement, the terms and provisions of this Agreement shall govern, control and prevail.

Signature page follows

IN WITNESS WHEREOF, the Parties have executed this Agreement as of date first written.

GRANDVIEW MANAGEMENT, INC.
D/B/A ZILLI HOSPITALITY GROUP

DocuSigned by:
by Jim Zilli Date 11/5/2015
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MILWAUKEE COUNTY
DEPT. OF PARKS, RECREATION & CULTURE

DocuSigned by:
by John Dargie, Jr. Date 10/14/2015
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Approved with regards to County Ordinance Chapter 42:

DocuSigned by:
By: Rick Norris Date: 10/9/2015
AD6 Community Business Development Partners

Approved as to form and independent status:

Reviewed by:

DocuSigned by:
By: Mark A. Grady Date: 10/14/2015
2E580B33A2CC443 Corporation Counsel

DocuSigned by:
By: [Signature] Date: 10/12/2015
Risk Management

Approved:

Approved:

DocuSigned by:
By: Chris Abele Date: 10/19/2015
2E580B33A2CC443 County Executive Chris Abele

DocuSigned by:
By: Scott B. Manske Date: 10/14/2015
FCS Comptroller Scott B. Manske

Approved as compliant under Sec. 59.42(2)(b)5, Stats.:

DocuSigned by:
By: Mark A. Grady Date: 11/6/2015
2BE67A71B2AE4E5 Corporation Counsel