

SECOND AMENDED DEVELOPER AGREEMENT

Document Number:

Return Address:

Parcel ID Number: see attached Exhibit A

THIS SECOND AMENDED AGREEMENT (“Second Amended Agreement”) made this ____ day of August, 2026, by and between the City of Mauston, a Wisconsin municipal corporation (“the City”) and Sawyer Ridge, LLC, a Wisconsin limited liability company, or its assignee (“Developer”).

The City and Developer previously executed a Development Agreement dated May 16, 2025, which agreement was recorded in the Office the Register of Deeds for Juneau County, Wisconsin, as Document Number 768486 (“Original Agreement”). And, the City and Developer previously executed an Amended Development Agreement dated October 16, 2025, which amended agreement was recorded in the Office the Register of Deeds for Juneau County, Wisconsin, as Document Number 769668 (“Amended Agreement”). Both the Original Agreement and the Amended Agreement remain in full force and effect except as amended below.

1) Section 4.1(B) of the Original Agreement and the Amended Agreement is hereby revised to provide that the due date for payment of the second installment of the forgivable loan in the amount of \$275,000.00 is changed from “five (5) days after issuance

of the Occupancy Permits for both buildings in Phase 1 of the Project Development”
to no later than September 1, 2026.

2) This change shall be effective as of the date of the Original Agreement.

3) The mailing address for the Developer set forth in Section 10.5 of the Original Agreement is hereby changed to Sawyer Ridge, LLC, Attn. Mr. Lucas Pelton, P.O. Box 5, Reedsburg, WI 53959.

All other terms and provisions of the Original Agreement and the Amended Agreement shall remain in full force and effect except as modified herein.

Dated this ____ day of August, 2026.

City of Mauston

By: _____
Daron J. Haugh
City Administrator

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss:
JUNEAU COUNTY)

Personally, appeared before me this day and year above written, Daron J. Haugh, as City Administrator of the City of Mauston, to me known to be the person who executed this Agreement and acknowledged the same.

Notary Public, Wisconsin
My Commission is permanent

[Developer signature page follows.]

Dated this ____ day of August, 2026.

SAWYER RIDGE, LLC

By: _____
Lucas J. Pelton
Manager

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss:
JUNEAU COUNTY)

Personally, appeared before me this day and year above written, Lucas J. Pelton, as Manager of Sawyer Ridge, LLC, a Wisconsin limited liability company, to me know to be the person who executed this Agreement and acknowledged the same.

Notary Public, Wisconsin
My Commission is permanent.