

Assignment of Parking Lot Lease

This Assignment of Parking Lot Lease is by and between Yellow Heron, LLC, as Assignor, and Harmony Lane Holdings, LLC, as Assignee.

Background

A. Contemporaneously with the execution of this Assignment, the Assignor has sold and conveyed to the Assignee all the Assignor's rights, title, and interest in a commercial property located at 435 West Seminary Street, in Richland Center, Wisconsin, more particularly described on Exhibit A attached to and made a part of this agreement.

B. A part of the real estate transaction, the Assignor and the Assignee have agreed that the Assignor will assign all its right, title, and interest in, to, and under a parking lot lease between the City of Richland Center and Cornerstone Enterprises of R.C., LLP, and recorded with the Office of Register of Deeds for Richland County, Wisconsin, on January 7, 2002, in Volume 356 of Records, pages 775-782, as Document Number 247631. This assignment of the parking lot lease is for the use or occupancy of the commercial property being conveyed to the Assignee.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Assignor and the Assignee do hereby agree as follows:

1. **Assignment.** The Assignor assigns to the Assignee all the Assignor's rights, title, and interest in and to, and all the Assignor's obligations under, the above-described parking lot lease between the City of Richland Center, and the original lessee, Cornerstone Enterprises of R.C., LLP.

2. **Acceptance.** The Assignee accepts the assignment and agrees to assume all the Assignor's rights and obligations under the parking lot lease from and after the date of this agreement.

Dated: _____, 2025.

Assignment of Parking Lot Lease
Yellow Heron, LLC (Grantor)/Harmony Lane Holdings, LLC (Grantee)

Yellow Heron, LLC:

Harmony Lane Holdings, LLC:

Blake Duren

Russell Martin

Adam Kaney

Lindsey Kaney

Acknowledgment

State of Wisconsin
Richland County

This instrument was acknowledged before me on _____, 2025, by
Blake Duren, Adam Kaney, and Lindsey Kaney, as Members of Yellow Heron, LLC.

Notary Public, Richland County, Wisconsin
My commission expires: _____

Assignment of Parking Lot Lease
Yellow Heron, LLC (Grantor)/Harmony Lane Holdings, LLC (Grantee)

Acknowledgment

State of Wisconsin
Richland County

This instrument was acknowledged before me on _____, 2025,
by Russell Martin, as the sole Member of Harmony Lane Holdings, LLC.

Notary Public, Richland County, Wisconsin
My commission expires: _____

Consent of Lessor

The City of Richland Center, as the Lessor named in the Parking Lot Lease dated October 19, 2001, and recorded with the Office of Register of Deeds for Richland County, Wisconsin, on January 7, 2002, in Volume 356 of Records, pages 775-782, as Document Number 247631, hereby consents to the above assignment of lease.

City of Richland Center:

Todd Coppernoll, Mayor

Amanda Keller, City Clerk

Assignment of Parking Lot Lease
Yellow Heron, LLC (Grantor)/Harmony Lane Holdings, LLC (Grantee)

Acknowledgment

State of Wisconsin
Richland County

This instrument was acknowledged before me on _____, 2025,
by Todd Coppernoll, Mayor, and Amanda Keller, City Clerk, of the City of Richland
Center, Wisconsin.

Notary Public, Richland County, Wisconsin

My commission expires: _____

This instrument was drafted by:
Michael J. Parr, Attorney

Exhibit A
(legal description)

Parcel I:

All of Lot One (1), also all that part of Lots Two (2), Four (4), and Five (5) lying East of the Parfrey sidetrack of the Chicago, Milwaukee & St. Paul Railroad through said lot, all in Block thirty-nine (39) in the City of Richland Center, Richland County, Wisconsin.

EXCEPTING THEREFROM those portions conveyed to the State of Wisconsin by Warranty Deed recorded on June 16, 1998, in Volume 291 of Records, pages 429-431, as Document No. 229145.

Parcel II:

Parking lot lease by and between the City of Richland Center, Wisconsin, a Municipal Corporation, lessor, and Cornerstone Enterprises, L.L.P., d/b/a Cornerstone Enterprises of R.C., L.L. P., a Wisconsin Limited Liability Partnership, lessee, recorded in the Richland County Register of Deeds Office on January 7, 2002, in Volume 356 of Records, on page 775, as Document No. 247631.