



January 3, 2024

Mr. Kyle Strigenz
KHS Holdings, LLC
172 N Broadway, STE 200
Milwaukee WI 53202

Re: Exclusive Right to Negotiate – former Mayline property (parcel # 59281501560, 59281501540, and 59281501630) and 639 N Commerce Street (parcel # 59281501550).

Dear Mr. Kyle Strigenz:

Thank you for your interest developing the former Mayline property including 605 N Commerce Street and 639 N Commerce Street.

The Redevelopment Authority (RDA) hereby grants KHS Holdings LLC and its affiliates an Exclusive Right to Negotiate the purchase of the Property. This Exclusive Right to Negotiate will be in effect from the date of this letter until Tuesday, March 5, 2024.

This right is conditioned upon your continued attention to your proposed development and its design, cost, financing, and other details and your regular communication with our Planning Department.

The RDA will hold the Property off the market, and will not discuss or negotiate its possible development with anyone not associated with your proposed development, during the period of this Exclusive Right to Negotiate.

To help your architect and/or contractor prepare the plans and realistic cost estimates, the RDA also hereby grants KHS Holdings, LLC, a Right of Entry to conduct site survey and any other surveys necessary.

At its discretion, the RDA may grant an extension of the negotiation period if, in its opinion, satisfactory progress is being made.

Should you choose to exercise this Right of Entry, please note that it is granted under the following conditions:

- Entry is at your own risk;
- You will notify the City Development Department before accessing the property.
- You will indemnify and hold the City harmless from any and all claims that may result from your occupancy, and you will provide a scope of work prior to any testing you undertake;
- You will provide the City with an insurance certificate with satisfactory limits, with the City named as an additional

DEPARTMENT OF
PLANNING AND
DEVELOPMENT

828 Center Avenue,
Suite 104
Sheboygan, WI 53081

920-459-3377 (Phone)
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insured;

- After completion of the investigation, the Property will be restored to a condition that is substantially similar to its condition prior to occupancy;
- Copies of all environmental and geotechnical results will be provided to the City; and
- The Right of Entry will terminate at 5:00 p.m. on March 5, 2024.

Please acknowledge the terms and conditions of this Exclusive Right to Negotiate and Right of Entry by signing this letter and returning it to me. It will be effective upon my receipt.

We hope this Exclusive Right to Negotiate and Right of Entry will facilitate preparation of a feasible plan for your project. If you have any questions or need additional assistance, please contact Diane McGinnis Casey, Director of Planning and Development at (920) 459-3383.

Sincerely,

REDEVELOPMENT AUTHORITY

Roberta Filicky-Peneski
Chairperson

Diane McGinnis Casey
Executive Director

Acknowledgement and Agreement:

KHS Holding LLC acknowledges receipt of this letter and accepts the above terms and conditions of the Exclusive Right to Negotiate and Right of Entry.

KHS Holding LLC

By: _____
Kyle Strigenz, Registered Agent