

ASSIGNMENT OF LEASE

This Assignment is entered into this _____ day of May, 2023, by and between Harbor Pride, LLC, a Wisconsin Limited Liability Company, ("Assignor") and LuMoChaMe Harbor, LLC, a Wisconsin limited liability company ("Assignee").

For good and valuable consideration, the receipt and adequacy of which is acknowledged, the parties agree as follows:

1. Assignor hereby assigns and quit claims to Assignee all of its right, title and interest in that lease agreement entered into as of the first day of November, 1998 between the City of Sheboygan, Wisconsin, a municipal corporation as lessor, and Firststar Bank Wisconsin as lessee, a Memorandum of which was recorded in Sheboygan County, Wisconsin on July 12, 1999 at 1:19 p.m., as Document No. 1548635 (the "Lease") which affects that real property described on Exhibit A attached hereto, which lease agreement was assigned to Assignor on July 15, 1999;
2. Assignee acknowledges having received a complete copy of the Lease; and
3. Assignee hereby agrees to assume and perform all of the Assignor's obligations under the Lease and further agrees to indemnify and hold Assignor harmless for any loss, cost or expenses, including reasonable attorney's fees, arising out of nonperformance by Assignee under the Lease from and after the date hereof.

IN WITNESS WHEREOF Assignor and Assignee have executed this Assignment as of the date above written.

HARBOR PRIDE LLC

By: _____

Mark Zipperer, Member

STATE OF WISCONSIN)
)SS
COUNTY OF _____)

Personally came before me this _____ day of May, 2023, Mark Zipperer, Member of Harbor Pride, LLC, to me known to be such person and officer, who executed the foregoing instrument and acknowledge that he executed the same as such officer as a deed of said association, by its authority.

Notary Public, State of Wisconsin

My commission expires: _____

LUMOCHAME HARBOR, LLC

By: _____

Luke Pfeifer, Member

By: _____

Monica Pfeifer, Member

By: _____

Chad Markovich, Member

By: _____

Meagan Markovich Member

STATE OF WISCONSIN)
)SS
COUNTY OF _____)

Personally came before me this ____ day of May, 2023, Luke Pfeifer, Monica Pfeifer, Chad Markovich, and Meagan Markovich, Members of LuMoChaMe Harbor, LLC, to me known to be such persons who executed the foregoing instrument.

Notary Public, State of Wisconsin

My commission expires: _____

The City of Sheboygan, Wisconsin, a municipal corporation, hereby consents to the foregoing Assignment and agrees that Harbor Pride LLC, as of the date of the foregoing Assignment, shall be released from all duty, responsibility or liability, monetary or otherwise pursuant to or under the Lease.

CITY OF SHEBOYGAN

By: _____
_____, Mayor

By: _____
_____, City Clerk

STATE OF WISCONSIN)
)SS
COUNTY OF _____)

Personally came before me this ____ day of May, 2023, _____, Mayor, and _____, City Clerk, to me known to be such persons who executed the foregoing instrument and acknowledged the same as such officers and as the act of the City of Sheboygan, by its authority.

Notary Public, State of Wisconsin
My commission expires: _____

Instrument Drafted by:
Philip C. Steigerwald
SBN 1116030
Gardiner Koch Weisberg & Wrona
500 Commercial Court
Lake Geneva, WI 53147

EXHIBIT A

Part of Lots 4-6, Block 234 and the South 20 feet of vacated Maryland Avenue adjacent to said lots, Original Plat, City of Sheboygan, Sheboygan County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Lot 6, said point being the point of beginning, Thence South along the East line of South 8th Street, 121.21 feet, thence East 10.00 feet; thence South 37.71 feet, thence North 77°09'40" East 173.37 feet to the East line of Lot 4, Block 234, Original Plat, thence North along said East line, 130.55 feet to the intersection of the extended East line of said Lot 4 and the southerly line of Riverfront Drive, thence North 89°43'51" West along said Southerly line, 159.03 feet, thence South 45°08'05" West along said Southerly line, 28.22 feet to the point of beginning.

For informational purposes only:

Property Address: 905 S 8th Street, Sheboygan, WI 53081

Tax Key Number: 59281110105