

LEASE AGREEMENT

This Lease is made by and between Blain Supply, Inc. and its associated Farm and Fleet Corporations hereinafter referred to as "Lessor" and Tree Ripe Fruit Company, hereinafter referred to as "Lessee."

Lessor and Lessee agree that Lessee shall lease from Lessor a part of Lessor's property locations (See attached locations and schedules). See each store manager for location of sale in the parking lots.

Said Lease is subject to the following terms and conditions:

1. Term. Lessor leases the above-described premises for a term commencing on June 16th, 2026, and terminating on August 2nd, 2026.
2. Rent. Lessee shall be (2 cases of product per visit) Payment shall be completed prior to the commencement of the lease term.
3. Utilities. Lessee will provide all utilities (i.e. water, electricity, etc.) that they shall require. Lessee will be responsible for the proper removal of all trash and refuse Lessee generates in a legal manner.
4. Tax and Licenses. Lessee agrees to collect and remit to the proper taxing authorities all sales taxes associated with Lessee's use during the term of the lease and to obtain all necessary permits and licenses for Lessee's intended use.
5. Maintenance of Property. Lessee shall be responsible for maintaining the property in good condition and repairing the property, which is the subject of the lease. Lessee will restore the property to the original condition.
6. Indemnification. Lessee agrees to indemnify and hold harmless Lessor from any and all claims made by anyone relating to Lessee's use of this property. Lessee will also maintain a general liability insurance policy with a minimal coverage amount of \$1,000,000.00 and name Blain Supply, Inc. and its associated Farm and Fleet Corporations as additional insured.

Dated this 20th Day of April 2026

Lessor Name

By: James T. Check
Lessee

James T. Check
Senior Manager of Loss Prevention
Blain Supply, Inc

Lessee Name

Laurie Meske

Laurie Meske
Locations Assistant
Tree-Ripe Fruit Co.

Tree-Ripe Fruit Co.	Blains Farm & Fleet				
City / Location	Address			Date(s)	Time
Baraboo	1100 South Blvd, Baraboo, WI 53913	Tuesday	6/30	7/28	12-1:30pm
Champaign/Urbana	2701 North Cunningham Avenue Urbana, IL 61802	Thursday	6/25	7/16	12-1:30pm
Chippewa Falls	2583 S Prairie View Rd, Chippewa Falls, WI 54729	Tuesday	6/23	7/21	3-4:30pm
Clinton	1600 Lincoln Way, Clinton, IA 52732	Friday	7/3	7/24	3-4:30pm
Davenport	8535 Northwest Blvd, Davenport, IA 52806	Friday	7/3	7/24	9-10:30am
Dodgeville	4894 County Road YZ, Dodgeville, WI 53533	Saturday	7/4	7/25	3-4:30pm
Dubuque	2675 IA-32, Dubuque, IA 52002	Saturday	7/4	7/25	9-10:30am
Freeport	1755 S West Ave, Freeport, IL 61032	Saturday	7/4	8/1	9-10:30am
Grafton	1771 Wisconsin Ave, Grafton, WI 53024	Wednesday	6/17	7/15	12-1:30pm
Grafton	1771 Wisconsin Ave, Grafton, WI 53024	Monday		8/3	12-1:30pm
Janesville	2421 Humes Rd, Janesville, WI 53545	Monday	6/22	7/20	12-1:30pm
La Crosse (Onalaska)	9438 State Road 16 Onalaska, WI 54650	Wednesday	7/1	7/29	9-10:30am
Moline	5900 John Deere Rd, Moline, IL 61265	Friday	7/3	7/24	12-1:30pm
Monroe	405 W 8th St, Monroe, WI 53566	Friday	7/3	7/31	3-4:30pm
Montgomery	400 US-30, Montgomery, IL 60538	Saturday	7/11	8/1	9-10:30am
Morton	150 East Courtland Street Morton, IL 61550	Wednesday	6/24	7/15	12:30-2pm
Muscatine	3300 North, US-61, Muscatine, IA 52761	Thursday	7/2	7/23	12-1:30pm
Oak Creek	501 W Rawson Ave, Oak Creek, WI 53154	Saturday	6/20	7/18	9-10:30am
Platteville	1535 US-151 BUS, Platteville, WI 53818	Saturday	7/4	7/25	12-1:30pm
Sturtevant	8401 Durand Ave, Sturtevant, WI 53177	Thursday	6/18	7/16	12-1:30pm
Loves Park	7300 E Riverside Blvd, Rockford, IL	Saturday	7/4	8/1	12-1:30pm
Rockton	4567 E Rockton Rd, Rockton, IL 61073	Saturday	7/11	8/1	3-4:30pm
Sycamore	1300 Dekalb Ave, Sycamore, IL 60178	Saturday	7/11	8/1	12-1:30pm
Verona	600 Hometown Cir, Verona, WI 53593	Friday	7/3	7/31	9-10:30am
Watertown	1400 W Main St, Watertown, WI 53094	Saturday	6/27	7/25	12-1:30pm
Waukesha	2310 Kossow Rd, Waukesha, WI 53186	Friday	6/19	7/17	3-4:30pm
		Total Locations	25		
		Total Visits	51		



440A S. Lapham St.
Oconomowoc, WI 53066
888-873-3747
info@tree-ripe.com
tree-ripe.com

June 1st, 2026

City of Watertown-Building Safety & Zoning Department

Re: Site Plan for fixed location sales-Transient Merchant Permit

To Whom It May Concern:

We are submitting details of our site plan for sales in the parking lot of Blain's Farm & Fleet located at 1400 W Main St. We direct our sales from a pop-up tent set-up from the back of our commercial semi truck directly to customers waiting in line. The salesperson sets up a temporary 10x15 folding tent and a couple of tables to facilitate sales. Please see the site map of the proposed sales area. The sales area is positioned so as not to impede traffic into the main entrances of the parking lot and to provide safety for the customers and other patrons. We will be using polyethylene safety orange pliable fencing that can be attached near our pop-up tent and ran along the customer line-up area. Please also know that we will have staff directing customers and keeping an eye out. We don't anticipate a long line and customers are usually there an average of 5-10 minutes.

If you have any questions, or need any more information, please contact me at 920-723-2467.

Thank you,

Laurie Meske
Locations Assistant
Tree-Ripe Fruit Co.
locations@tree-ripe.com

P Parking

Pharmacies

ATMs

Blain's Farm & Fleet

Customer Parking

Truck Front Shoulder Line

Customer Parking

Welsh Rd

Welsh Rd

Welsh Rd

Welsh Rd

Welsh Rd

in St

W Main St

Google Maps