

THIS AGREEMENT, made the 16th day of February, 1959, by and between Watertown Realty, Inc., a Wisconsin Corporation, Watertown, Wisconsin, hereinafter called LESSOR, and L. M. Bickett Company, a Wisconsin corporation, with its principal place of business at 600 First Street, Watertown, Wisconsin, hereinafter called LESSEE,

WITNESSETH, that Whereas lessor is the owner of real estate now occupied by the lessee situated in the City of Watertown, Jefferson County, Wisconsin, and described as follows:

Lot Two (2), Block Thirty (30), according to Cole, Bailey & Co's plat of Watertown on the East side of Rock River as surveyed by Milo Jones and now of record, together with 120 square inches of water for propelling machinery to be furnished on said lot by Cole, Bailey & Co., or their assigns, according to and to be drawn and used subject to restrictions, reservations, and conditions contained or referred to in the deed of said property and water given by Jarvis Hall and wife to John L. Smith and Joseph B. Bennett dated October 1, 1872, and recorded October 1, 1872, in Volume 63, page 471, to which deed and the record thereof and the deeds therein referred to and the records thereof, reference is hereby made for a more full description; also the North 3/4ths of Lot Three (3), Block Thirty (30) of the aforesaid plat, together with the water and water power appurtenant thereto. For a more particular description of said water and the terms and conditions under which the same is to be drawn and used, reference is had to a deed thereof made by Hiram W. Blanchard and wife to Emanuel Lehman dated January 7, 1863, and record of said deed. Also all of the rights of the Watertown Machine Co. under a certain stipulation or agreement executed by Milton Blanchard and Joseph B. Bennett dated February 14, 1876, and recorded April 1st, 1876, in Volume 70 page 163 concerning the last aforesaid water power. Also the 1414 cu. ft. of water per minute conveyed or contracted to be conveyed by Frank Koenig to the J. L. Perry Mfg. Co., Limited, by an agreement or indenture made June 15, 1886, upon the terms and conditions specified in such agreement to which reference is hereby expressly made. Said premises are all subject, however, to the rights heretofore given to the Chicago, Milwaukee and St. Paul Railway Co. for a spur track across said premises or a part of the same, together with all the privileges and appurtenances to the same belonging, and subject to a right of way for sewer given to the City of Watertown, recorded July 17, 1923, in Volume 5 of Misc. on page 446; and further subject to any and all other recorded easements, rights of way and restrictions.

#### SEWER RIGHT OF WAY

The right and privilege to lay a storm sewer through Lot Three (3), Block Thirty (30) of the Original Plat of the East side of Watertown, Wisconsin, the center line of the private right of way being 20' wide is 27'0" North of and parallel to the South line of Lot Three (3), Block Thirty (30) of the Original Plat of the East side of Watertown, which said premises are now owned by it, and for which privilege, receipt of the payment in full, is

hereby acknowledged. And the said Bickett Rubber Products Corp., hereby for itself and its assigns, grants unto the said City of Watertown, and its officers and contractors, the full right and authority to enter upon said premises where necessary for the purpose of building said sewer or repairing the same, on condition that the said City of Watertown shall be liable for any damage caused thereby to the fences or sidewalks, and shall restore said fences and sidewalks to the condition the same were in at the time of entry upon said premises.

Whereas the parties hereto desire to enter into a lease agreement on the basis of cash rent payable monthly in advance,

NOW, THEREFORE, It Is Hereby Mutually Agreed between the parties hereto as follows:

1. That the lessor does hereby lease to the lessee and lessee does hereby take as such from the landlord the above described real estate for a period of ten years commencing on and retroactive to the 1st day of February, 1959, paying therefor the total rent of Seventy-two Thousand Dollars (\$72,000.00); said rent shall be payable monthly at the rate of Six Hundred Dollars (\$600.00) per month, the first payment being due and payable on the 1st day of each month thereafter during the term.

2. In order to assure payment of such rent as is described in Par. 1 above, the lessee hereby guarantees and by way of such guarantee, hereby pledges all machinery, molds and equipment owned by the lessee. Should the lessee default in its rental payments provided for by the terms of this lease, the lessor, on ten days written notice to the lessee, may exercise the provisions herein contained and acquire possession of the said machinery, molds and equipment owned by the said lessee. The lessor may at any time during the period covered by this agreement and at the request of the lessee release the said lessee in whole or in part from any such pledge, lien or rights of possession which the lessor has acquired by the terms of this lease in the machinery, equipment and other personal property owned by the lessee.

3. Lessee agrees to pay all real estate taxes assessed against said leased property and to maintain the same in good condition in view of the age and nature thereof and to pay premiums on fire

and extended coverage contracts which shall be taken out by the lessee in the amount of Sixty Thousand Dollars (\$60,000.00). The lessee further agrees to carry public liability and property damage insurance contract and to pay the premiums thereon.

4. The lessee also agrees to pay for water, gas, electricity or the product or service of any utility which it may use, it being understood that the lessor shall have no expense in connection with the leased premises unless major renovation by reason of serious structural defects shall become necessary, which shall be the lessor's responsibility.

5. In case of damage by fire or other casualty, the lessor shall cause the premises to be repaired with as much speed as may be practicable. If the damage is so extensive as to make the premises untenable the lessee shall pay six (6) months rent and the parties shall immediately negotiate for the purpose of making such revision of this agreement as may be just under the circumstances.

6. The lessee covenants to provide an insurance policy which policy guarantees rental payments provided under this lease.

7. The covenants herein contained shall bind both the lessor and the lessee mutually, and their respective heirs, successors, administrators and assigns.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the 23rd day of November, 1960.

WATERTOWN REALTY, INC.

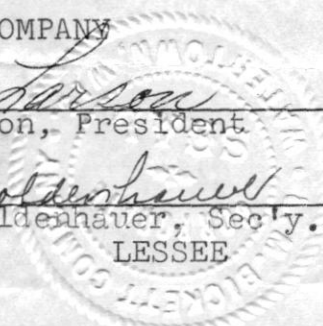
By [Signature] (SEAL)  
W. A. Larson, President

[Signature] (SEAL)  
LESSOR

L. M. BICKETT COMPANY

By [Signature] (SEAL)  
Ruth G. Larson, President

[Signature] (SEAL)  
Frieda C. Moldenhauer, Sec'y.  
LESSEE



2<sup>00</sup> pd.

588223

STATE OF WISCONSIN }  
Jefferson County } ss.

Received for record this 7th day  
of April A. D., 1961 at 10:30  
o'clock A. M. and recorded in Vol.  
25 of Misc. page 577

*Arthur J. Gruenewald* Register  
Deputy

*W.A. Larson  
406 Washington  
Watkins*