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Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

RECORDER'S COVER SHEET

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(X) Prepared by and Return to: Kristina Bourget, VP & General Counsel, 4955 Bullis Farm Road,
Eau Claire, WI 54701, Phone: (715) 832-3750

Title of Document: Ground Lease Renewal

Date of Document: May 1, 2018

Lessor: Gary Jackson

Lessee: Wisconsin Independent Network, LLC

Legal Description of Leased Property:

A parcel of land approximately 400 square feet, and approximately .0092 Acres,
which is located in the Northwest portion of the following described real estate:

Lot Four (4) North Oak Subdivision being a subdivision of the Southeast Quarter of
the Northeast Quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$) and part of the Southwest Quarter of the
Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Twenty (20), Township Eighty Nine,
(89) North, Range Five (5) West of the Fifth Principal Meridian, in the City of
Manchester, Delaware County, Iowa, according to plat recorded in Book 1999, Page
126.

**GROUND LEASE
RENEWAL**

THIS GROUND LEASE RENEWAL (this "Renewal") made this 5th day of May, 2018, by and between **Gary Jackson**, ("Lessor") and **Wisconsin Independent Network, LLC**, a limited liability company organized under the laws of the State of Wisconsin, 4955 Bullis Farm Road, Eau Claire, WI 54703 (the "Lessee" or "WIN").

WHEREAS, by that certain agreement titled "Ground Lease" and dated May 24, 2006 (hereinafter the "Ground Lease"), and as renewed on November 1, 2011 and thereafter, the Lessor leased to Iowa Health System, Des Moines, Iowa, an Iowa nonprofit corporation, d/b/a Unity Point Health ("UPH") and UPH leased from Lessor certain land (hereinafter the "Leased Premises"), described as follows:

A parcel of land approximately 400 square feet, and approximately .0092 Acres, which is located in the Northwest portion of the following described real estate:

Lot Four (4) North Oak Subdivision being a subdivision of the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) and part of the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼) of Section Twenty (20), Township Eighty Nine, (89) North, Range Five (5) West of the Fifth Principal Meridian, in the City of Manchester, Delaware County, Iowa, according to plat recorded in Book 1999, Page 126.

WHEREAS, on February 9, 2018, WIN acquired by assignment from UPH the Ground Lease and is now Lessee under said Lease;

WHEREAS, the Lessor and Lessee, pursuant to the option to renew in the original lease agreement, herein enter into this Renewal to extend the Ground Lease beyond its current expiration date and to adjust the base rent amount of the Lease.

NOW, THEREFORE, in consideration of the mutual premises, covenants and agreements contained herein, the parties agree as follows:

1. Renewal Period. The renewed option period of the Lease will run from May 1, 2018 through April 30, 2023. All other provisions pertaining to any remaining option periods remain unchanged from the original Lease.

2. Renewal Rental Rate. Based on the terms set out in Section 10 of the original Lease, the base rent amount shall be \$2000.00 per year for this extended Lease period.

3. Reaffirmation. All other provision in the Ground Lease remain unchanged and are hereby included in this Ground Lease Renewal, remaining in full force and effect.

4. Effective Date. This Renewal is effective nunc pro tunc May 1, 2018.

IN WITNESS WHEREOF, this Ground Lease Renewal is executed by the parties on dates set forth below, effective as of the date first above written.

Lessor:
Gary Jackson

Lessee:
Wisconsin Independent Network, LLC

By:

Gary Jackson

Gary Jackson

By:

Scott A. Hoffmann

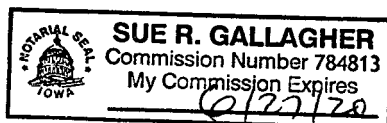
Scott A. Hoffmann, Chief Executive Officer

STATE OF IOWA)

) SS:

COUNTY OF Delaware

On this 8th day of May, 2018, before me the undersigned, a Notary Public in and for said State, personally appeared Gary Jackson, to me known to be the identical persons named in and who executed the foregoing instrument and acknowledged that he executed the same as his voluntary act and deed.



[Signature]
Notary Public

STATE OF WISCONSIN)

) SS:

COUNTY OF EAU CLAIRE)

On this 15th day of May, 2018, before me, a Notary Public, in and for said county, personally appeared Scott A. Hoffmann, to me personally known, who being by me duly sworn did say that he is Chief Executive Officer of said Wisconsin Independent Network, LLC, and that said instrument was signed on behalf of the said corporation by authority of its board of directors, and he acknowledged the execution of said instrument to be the voluntary act and deed of said corporation, by it voluntarily executed.

Kristina M. Bourget
Notary Public

My commission is permanent.

