

Wisconsin.

This lease, made _____ [year], by and between _____, lessor, and _____ lessee, witnesses.

That lessor hereby demises and leases unto lessee and lessee hereby hires and takes as tenant _____ on the _____ floor of the building known as _____ building, in the City of _____ to be occupied and used as _____ on the following terms and conditions:

1. The term hereof shall begin _____ [year], and shall end at 5:00 o'clock p.m. on _____ [year].

2. As rent for the premises lessee shall pay to lessor at its office _____ the sum of \$_____, payable on the first business day of each month in monthly installments of \$_____, in advance and without demand in legal currency of the United States. As additional rent lessee shall pay to lessor for all charges for water, gas, electric current or for any other goods or services furnished or performed by lessor in connection with lessee's occupancy and use of the demised premises.

Lessor's obligations

3. It is agreed between lessor and lessee that

(a). Lessor shall between the first day of October and the thirty-first day of May, provide such steam heat for the demised premises in the opinion of lessor to be necessary. Lessor shall not be liable for any failure, not due to lessor's negligence, to supply steam.

(b). Lessor shall, at times set by it, provide such ordinary janitor service for demised premises as shall be necessary.

(c). Lessor shall, during ordinary business hours of the day, provide such elevator service as shall be necessary, but lessor shall not be liable for any failure to provide elevator service not due to lessor's negligence.

4. If, during the term of this lease, the building is so injured by fire or other casualty, not occurring through lessee's negligence, that the demised premises are rendered wholly unfit for occupancy, and demised premises cannot be repaired within 60 days from the happening of such injury, then this lease shall cease and terminate from the date of such injury.

5. If, in any proceeding, lessee's estate shall be brought into liquidation, or if attachment or execution shall issue against lessee, and not be satisfied, released or superseded within 30 days, or if premises be deserted, vacated or closed, then the rent for the entire unexpired term of this lease shall at once become due and payable.

6. If any monthly installment of rent or any charge included herein as rent shall remain unpaid 30 days after the date on which the same is due, then all rent for the entire unexpired term of this lease shall at once become due and payable, and (a) lessor may, without demand, proceed by distress and sale to levy such rent and all costs and officers' commissions, and (b) any attorney may, as attorney for lessor, at the sole request of lessor, sign an agreement for entering in any competent court (1) an amicable action and judgment in ejectment against lessee and (2) an amicable action and confession of judgment in assumpsit for all rent and other charges due.

7. The rules and regulations of _____ building as printed on the reverse hereof and such reasonable alterations and modifications thereof and additions thereto as may from time to time be made by lessor, shall constitute and are hereby made a part of this lease.

8. Any notice or demand hereunder shall be sufficiently given or made upon lessee if addressed to lessee at the leased premises and deposited in the United States mail.