



Lillibridge Healthcare Services, Inc.  
820 E. Grant Street, Suite 235 / Appleton, WI 54911 / Lillibridge.com  
main 920 735 7628 / fax 920 735 7633

May 16, 2016

Ms. Pam Berth  
Account Executive  
ThedaCare at Work  
820 Association Drive  
Appleton, WI 54914

Re: Lease Proposal  
1818 N. Meade Street, Suite 120

Dear Pam:

We are pleased to present the following new lease proposal to you representing the space located at 1818 N. Meade Street, (MOB West), Suite 120, Appleton, WI 54911. This proposal is submitted for your review based upon the following terms and conditions and shall expire in 30 days from the date hereof:

*Please understand that our rates and square footages are based on usable square footage (USF), which equals the amount of square footage within the suite. Some rates and square footages quoted in the market are done on rentable square footage (RSF) which equals the amount within the suite plus a proportionate share of the common areas. Square footages presented in Leases/Proposals that are on a rentable basis are always higher than those on a usable basis due to factoring in the common areas, but rates are generally lower. Effectively it usually comes out to be the same annual rent payment (i.e. "Rentable" Leases are written with more square footage at lower rates; "Useable" Leases are written with less square footage at slightly higher rates).*

TENANT LOCATION:	1818 N. Meade Street, Suite 120 Appleton, WI 54911
LEASE COMMENCEMENT:	08/15/16
LEASE EXPIRATION:	08/31/19
LEASE TERM:	3 years, 17 days
USE:	Medical office use
LEASED PREMISES:	Approx. 4,250 USF
FULL SERVICE LEASE:	The services provided by the landlord are: <ul style="list-style-type: none"><li>• Interior and exterior maintenance and repair of building standard items as further detailed in the Lease Agreement</li><li>• Janitorial services 5 days per week</li><li>• All utilities excluding telephone</li><li>• Elevator service</li><li>• Central heating and air conditioning during business hours</li></ul>



BASE RENT: Total Amount: \$23.80 / usf  
 Annually: \$101,150.00  
 Monthly: \$ 8,429.17

LANDLORD WORK: Landlord shall provide a building standard tenant improvement allowance based on lease term and the applicable construction to be performed, not to exceed \$23,460, or \$5.52 per usable square foot.

OPERATING EXPENSES: Tenant is responsible for its pro-rata share of operating expense increases over a 2016 base year.

ANNUAL ESCALATION: Base rent adjusted by 3% annually, beginning 9/1/17.

TENANT'S PRO RATA SHARE: Approximately 11.87%.

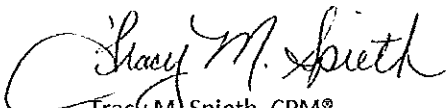
DISCLAIMER:

It is understood and agreed that this proposal shall serve as merely an outline of the major lease provisions and shall be neither legally binding nor construed as a legal offer to lease. Neither Landlord nor Tenant shall have any obligations resulting from this proposal nor shall any obligation or liability be incurred by either party until and unless a lease is executed by both parties.

The material contained herein is confidential. It is intended for the sole use of the Prospect in their decision to sign a lease with Lillibridge Healthcare Real Estate and is not to be copied nor disclosed to any other person. In the event that the Prospect does not enter into the contemplated transaction, they will continue to keep such information and material confidential.

We thank you for the opportunity to present this proposal for your consideration. I look forward to discussing this proposal with you. If you should have any questions, please do not hesitate to contact me at (920) 735-7629.

Sincerely,

  
 Tracy M. Spieth, CPM®  
 General Manager

Agreed and Acknowledged

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_

# Savings (AASD & City of Appleton)

## City of Appleton and Area School District

Savings assumes 40% of eligible office visits being seen at the Onsite Clinic

Recommended Staffing (Hours per Week)

Registered Nurse	60
Nurse Practitioner	64
Medical Assistant	40

Employer Allocation Based on

Population Size

	Combined Total	City of Appleton	Appleton Area School District
Expected Number of Office Visits	6,620	1,916	4,704
Expected Cost Savings	\$1,052,189	\$354,962	\$697,227
Charge for Recommended Staffing	\$500,240	\$144,782	\$355,458
Savings	<u>\$551,949</u>	<u>\$210,180</u>	<u>\$341,769</u>
Lease Costs	<u>\$101,150</u>	<u>\$ 29,334</u>	<u>\$ 71,816</u>

Savings after Lease costs                      \$450,799                      \$180,846                      \$269,953



