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MONTH-TO-MONTH OFFICE SPACE RENTAL AGREEMENT

State of Wisconsin

1. PARTIES

This Month-to-Month Office Space Rental Agreement ("Agreement") is entered into as of __April 6_____, 2026____, by and between:

LANDLORD:

Name: Tricounty Holdings LLC_____

Address: _13670 US 61 Fennimore WI 53809_____

Phone: _608-822-0287_____

Email: __ap@tricountytirellc.com_____

TENANT:

Name / Business Name: _Driftless Group Real Estate LLC_____

Address:PO Box 273 Monona IA 52159_____

Phone: _563-880-8168_____

Email: _aliwerger@gmail.com jeffmarcks@outlook.com_____

2. PREMISES

Landlord hereby leases to Tenant the following described office space ("Premises"):

One (1) private office room located at:

326 E. Blackhawk Avenue, Prairie du Chien, Wisconsin 53821

The Premises are to be used solely for lawful commercial/professional office purposes and for no other use without the prior written consent of Landlord.

3. TERM

This Agreement shall commence on _April 6_____, 20_____, and shall continue on a month-to-month basis thereafter. Either party may terminate this Agreement by providing thirty (30) days' written notice to the other party. The Agreement shall automatically renew each month unless terminated in accordance with this section.

4. RENT

Tenant agrees to pay Landlord a monthly rent of Six Hundred Twenty-Five Dollars ($625.00), due and payable on the 1st day of each calendar month. Rent shall be paid to:

Name: __Tricounty Holdings LLC_____

Address / Payment Method: _Check or electronic payment to 13670 US 61 Fennimore WI 53809_____

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If rent is not received by the 10th day of the month, a late fee of $__35_____ may be assessed at Landlord's discretion.

5. UTILITIES

Monthly rent includes the following utilities and services at no additional cost to Tenant:

- Electric / Lighting
- Heat and Air Conditioning
- Internet

The following services, if desired by Tenant, are NOT included and shall be the sole responsibility of Tenant unless otherwise agreed in writing:

- Any specialty equipment or additional utility

6. SECURITY DEPOSIT

Upon execution of this Agreement, Tenant shall deposit with the Landlord the sum of $__625_____ as a security deposit. Said deposit shall be held in accordance with Wisconsin Statutes § 704.28 and shall be returned to Tenant within twenty-one (21) days after the termination of the tenancy and surrender of the Premises, less any deductions for unpaid rent or damages beyond ordinary wear and tear. Landlord shall provide Tenant with an itemized written statement of any deductions.

7. USE OF PREMISES

Tenant shall use the Premises only for lawful business office purposes. Tenant shall not:

(a) Use the Premises for any illegal activity;

(b) Store hazardous, flammable, or toxic materials on the Premises;

(c) Make alterations or improvements to the Premises without prior written consent of Landlord;

(d) Sublet the Premises or assign this Agreement without prior written consent of Landlord;

(e) Allow more occupants than reasonably necessary for the stated office use.

8. MAINTENANCE AND REPAIRS

Tenant shall keep the Premises in a clean, sanitary, and safe condition. Tenant shall be responsible for any damage to the Premises caused by Tenant, Tenant's employees, agents, or invitees, beyond ordinary wear and tear. Landlord shall be responsible for maintaining the structural integrity of the building and all major systems (plumbing, electrical, HVAC) in good working order.

Tenant shall promptly notify Landlord in writing of any damage, needed repairs, or unsafe conditions discovered on the Premises.

9. LANDLORD'S RIGHT OF ENTRY

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Landlord or Landlord's authorized agents may enter the Premises at reasonable times and with reasonable notice (at least 12 hours, except in emergencies) to inspect the Premises, make necessary repairs, or show the Premises to prospective tenants or purchasers. In the event of an emergency, Landlord may enter without prior notice.

10. INSURANCE

Tenant is strongly encouraged to obtain and maintain, at Tenant's sole expense, a policy of commercial general liability insurance and renter's business insurance covering Tenant's personal property, equipment, and business activities on the Premises. Landlord shall not be responsible for loss, theft, or damage to Tenant's personal property or business equipment.

11. COMPLIANCE WITH LAWS

Tenant shall comply with all applicable federal, state, and local laws, ordinances, regulations, and codes in connection with Tenant's use and occupancy of the Premises, including but not limited to those of the State of Wisconsin and the City of Prairie du Chien.

12. HOLDOVER

If Tenant remains in possession of the Premises after the termination of this Agreement without Landlord's written consent, such holdover shall constitute a month-to-month tenancy at the same rent and subject to all other terms of this Agreement, and either party may terminate such holdover tenancy upon thirty (30) days' written notice.

13. DEFAULT

If Tenant fails to pay rent when due, or fails to comply with any material term of this Agreement, Landlord may pursue all remedies available under Wisconsin law, including commencement of eviction proceedings pursuant to Wisconsin Statutes Chapter 799. Landlord shall provide written notice of default as required by Wisconsin law prior to initiating any eviction action.

14. GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin, including Wisconsin Statutes Chapter 704 (Landlord and Tenant). Any disputes arising from this Agreement shall be resolved in the courts of Crawford County, Wisconsin.

15. ENTIRE AGREEMENT / MODIFICATIONS

This Agreement constitutes the entire agreement between the parties regarding the subject matter hereof and supersedes all prior negotiations, representations, or agreements. This Agreement may not be amended except by a written instrument signed by both parties.

16. NOTICES

All notices required or permitted under this Agreement shall be in writing and delivered personally, by first-class U.S. mail (postage prepaid), or by email with confirmation of receipt, to the addresses set forth in Section 1 above.

17. SEVERABILITY

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

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SIGNATURES

By signing below, the parties acknowledge that they have read, understood, and agree to all terms and conditions of this Month-to-Month Office Space Rental Agreement.

LANDLORD:

Signature: _____ Date: _____

Printed Name: _____

TENANT:

Signature: Ali Werger dotloop verified 04/09/26 5:07 PM CDT WAQY-AENZ-RZAC-PRSS Jeff Marcks dotloop verified 04/09/26 5:55 PM CDT PEYY-IDUT-2GQ0-EMX7 Date: _____

Printed Name: _____

Title / Business Name: Driftless Group LLC DBA EXIT Realty Driftless Group

This Agreement is effective as of the date first written above.