

## TERMINATION OF LEASE AGREEMENT

THIS TERMINATION OF LEASE AGREEMENT is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by and between the Milwaukee Board of School Directors, a Wisconsin statutory corporation (“Board”), and Groundwork Milwaukee, Inc. (the “Lessee”).

### Recitals

**WHEREAS**, the Board and Lessee entered into that certain Lease Agreement dated effective as of July 26, 2018, as requested to exercise the option of extending an additional five-year term dated March 13, 2023 (collectively, the “Lease”), relating to the property and improvements located at 227 W. Pleasant Street, Milwaukee, Wisconsin 53212 (the “Property”); and

**WHEREAS**, the Board and Lessee desire to terminate the Lease as hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing Recitals, the mutual covenants and agreements hereinafter set forth and other good and valuable consideration, Board and Lessee agree as follows:

1. The Lease is hereby terminated effective as of September 30, 2024 (the “Effective Date”).
2. Lessee shall vacate the Property in a manner consistent with the terms and conditions of the Lease no later than the Effective Date.
3. Board hereby agrees to accept the surrender of the Property as of the Effective Date, and except for those items identified in a walk-through of the Property conducted at a mutually agreeable date and time by representatives of Board and Lessee prior to the Effective Date, hereby releases Lessee and its officers, directors, employees and agents from any and all liability or obligations arising under the Lease from and after the Effective Date.

[Signatures appear on following page]

IN WITNESS WHEREOF, this Termination of Lease Agreement has been executed as of the date first above written.

**LESSOR:  
MILWAUKEE BOARD OF  
SCHOOL DIRECTORS**

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Marva Herndon  
President, Milwaukee Board of School Directors

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Date

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Eduardo Galvan  
Interim Superintendent of Schools

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Date

**LESSEE:  
GROUNDWORK MILWAUKEE, INC.**

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Damien DeBuhr  
Executive Director

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Date