

LEASE SUMMARY

TEAM: Green Bay PACKERS

Team Owner: Shareholder owned

Team Website: www.packers.com

FACILITY: Lambeau Field

Facility Website: www.lambeaufield.com

Year Built: 1957 (Renovated 2003)

TITLE OF AGREEMENT: Lambeau Field Lease Agreement

Lessor: City of Green Bay, WI

Lessee: Green Bay Packers, Inc.

TERM OF AGREEMENT:

The initial term shall commence on the later to occur of: 1) September 1, 2003 or, 2) the Completion Date of the Stadium. The Term shall continue for thirty Lease Years with the final such Lease Year to be extended to include any Post Season Games played during the Season applicable to such Lease Year. The Team shall have the option to extend the Lease for up to five consecutive periods of two years after each Expiration Date.

TERMINATION OF LEASE:

Team: The occurrence of any one or more of the following matters constitutes a default by the Team under this Lease:

- Team's failure to pay any Rent or other charges due and payable within thirty days after written notice thereof from the District to the Team
- Team's failure to observe or perform in any material respect for any covenant, agreement, condition, or provision of Lease if such failure shall continue for thirty days after notice thereof from the District to the Team. A default shall not occur if the matter cannot reasonably be cured within thirty days so long as within thirty days after such notice, the Team commences such cure and diligently proceeds to complete the same at all times thereafter
- The levy upon or other execution or the attachment by legal process of the Team's Leasehold Improvements, which levy or attachment shall not be released, discharged or bonded against within thirty day from the date of such filing
- Team admits in writing its inability to pay its debts as they mature, or makes an assignment for the benefit of creditors, or applies for or consents to the appointment of a trustee or receiver for Team or for the major part of its property
- A trustee or receiver is appointed for Team or for the major part of its property and is not discharged within thirty days after such appointment
- Bankruptcy, reorganization, arrangement, insolvency, or liquidation proceedings if instituted against Team, are allowed against it, or are consented to by it, are not dismissed within sixty days after such institution
- Any material default, or material event of default, after the expiration of any applicable notice and cure period shall occur under Other Stadium Agreements or the NFL Rules

and Regulations, but only in the event the Team's Franchise is subject to being forfeited or lost as a result of any such default

District: The occurrence of any one or more of the following matters constitutes a default by the District under this Lease:

- District's failure to pay or cause or permit to be paid within thirty days after written notice thereof from the Team to the District without being cured
- District's failure to observe or perform in any material respect for any covenant, agreement, condition, or provision of Lease if such failure shall continue for thirty days after notice thereof from the Team to the District. A default shall not occur if the matter cannot reasonably be cured within thirty days so long as within thirty days after such notice, the District commences such cure and diligently proceeds to complete the same at all times thereafter
- The District fails to perform any of its material obligations under the terms and conditions of the Other Stadium Agreements beyond any applicable cure period provided therein, and such failure adversely affects the rights of the Team under this Lease or the Construction Administration Agreement
- District admits in writing its inability to pay its debts as they mature, or makes an assignment for the benefit of creditors, or applies for or consents to the appointment of a trustee or receiver for District
- A trustee or receiver is appointed for District and is not discharged within sixty days after such appointment
- Bankruptcy, reorganization, arrangement, insolvency, or liquidation proceedings if instituted against District, are allowed against it, or are consented to by it, are not dismissed within sixty days after such institution
- The levy upon or other execution or the attachment by legal process of the District's Ownership Interest in the Lambeau Field Complex, which levy or attachment shall not be released, discharged, or bonded against within sixty days from the date of such filing

RENT:

Commencing on January 1, 2001, and continuing thereafter during the Term, the Team shall pay rent to the City in the amount of \$500,000 per year, payable on or before December 15th of each year during the Initial Term.

USE OF FACILITY:

The Team shall be entitled to the exclusive possession and use of, and all revenues derived from, the Lambeau Field Complex for the following uses at all times:

- Football Use
- Operating and/or selling or granting licenses, sublets, or similar interests, to concessionaires, vendors, advertisers, users and others for club/restaurant facilities, retail establishments, amusement arcades and other commercial, marketing, promotional, private and business-catered functions, entertainment and recreational activities in connection with the utilization of the Lambeau Field Complex
- Operating the Team's general office and utilizing or causing to be utilized reasonable and necessary office space in connection with the operation of the Lambeau Field Complex

- Selling parking for Football Home Games and Special Events, and selling food and beverages, souvenirs, and other items normally considered “concessions” in sports and entertainment facilities
- Selling space in the Lambeau Field Complex for promotion, sponsorship, or advertising of all kinds in connection with the Team’s exclusive use of the Lambeau Field Complex
- Conducting Special Events with the District’s prior written consent
- Other Team Uses and Events

MAINTENANCE:

The Team shall make and perform any and all Maintenance on the Lambeau Field Complex, at its own expense. The Team shall make and perform any and all necessary and discretionary improvements in a safe and first-class manner.