RIVER RENAISSANCE CONDOMINIUMS

DISCLOSURE MATERIALS

SECTION H

OTHER IMPORTANT INFORMATION AND DOCUMENTS

Document Number

LICENSE AGREEMENT

Record this document with the Register of Deeds

Name and Return Address:

Joseph E. Tierney, Esq.
Davis & Kuelthau, s.c.
111 E. Kilbourn Avenue, Suite1400
Milwaukee, WI 53202

Part of 392-0961-100-0

(Parcel Identification Number)

This instrument drafted by:
Joseph E. Tierney, Esq.
Davis & Kulethau, s.c.
111 E. Kilbourn Avenue, Suite 1400
Milwaukee, WI 53202

LICENSE AGREEMENT

This License Agreement ("Agreement") is made by and between River Renaissance Condominium Association, Inc., a Wisconsin Non-profit Corporation ("Association") and Bucky Water Street, LLC, a Wisconsin limited liability company ("Bucky"). The Association hereby conveys, grants, and assigns the rights hereinafter described. Unless otherwise defined herein, all capitalized words shall have the same meaning as set forth in Chapter 703 of the Wisconsin Statutes ("Condominium Act").

RECITALS

WHEREAS, the Association is a condominium association established under the Condominium Act and the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Conditions of the River Renaissance Condominium and as subsequently amended ("Condominium") dated August 30, 2007, and recorded in the Office of the Milwaukee County Register of Deeds on September 6, 2007 as Document Number 09489644 ("Declaration"), and the Association is responsible for the maintenance and control of the common elements pursuant to the Condominium Act and the Declaration; and

WHEREAS, the Condominium is located in the City of Milwaukee, Milwaukee County, Wisconsin, as more particularly described in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, Bucky is the owner of Units 101, 102, 103 and 104 in the Condominium ("Bucky Units");

WHEREAS, certain Common Elements are appurtenant to the Bucky Units, as more particularly described in Exhibit B, attached hereto and incorporated herein ("License Area")

WHEREAS, Bucky wishes to utilize the License Area for its exclusive use and the exclusive use of its tenants occupying the Bucky Units ("Tenants"); and

WHEREAS, the Association pursuant to its Bylaws and, without limitation, Sections 703.15(3)(a)4. and 703.15(3)(b)5. of the Condominium Act, the Association is empowered to grant licenses and easement through and over the Common Elements (defined as "Common Areas" in the Declaration), and the Association desires to grant and convey a license to Bucky over, in, under, across, and above the License Area for the purposes set forth below and to undertake the following covenants as set forth below.

NOW, THEREFORE, for a good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

I. License:

A. Grant. The Association hereby grants, conveys, and establishes for the benefit of Bucky an exclusive irrevocable license over, in, under, through, across, and above the License Area to use for outdoor seating, recreation, and related uses ("License") together with any and all necessary easements to allow Bucky's patrons, guests, invitees and employees over, in, under, through, across, and above the Common Elements to and from the License Area ("Easement").

B. Maintenance. Except for the intentional or negligent acts or omissions of the Association, its agents, members, guests, employees, invitees, or contractors, Bucky, at its sole cost and expense, shall keep and maintain the portion of the License Area in clean and attractive condition.

C. Indemnification. Except for the intentional or negligent acts or omissions of the Association, its agents, members, guests, invitees, employees, or contractors,

Bucky shall indemnify and hold the Association harmless from and against any and all claims and liabilities arising out of any occurrence on the License Area causing injury or damage to any property or person(s) resulting from any intentional or negligent act or omission of Bucky's, its employees', or agents' use of the License. Except for the intentional or negligent acts or omissions of Bucky, its employees, or agents, the Association shall indemnify and hold Bucky harmless from and against any and all claims and liabilities arising out of any occurrence on the License Area causing injury or damage to any property or person(s) resulting from any intentional or negligent act or omission of the Association's, its employees', agents', members, invitees, or contractors' use of the License Area.

D. Transfer of Rights. Bucky may transfer to any Tenant, at any time, the License or any portion thereof, together with the Easement and other rights granted herein. The License, together with the Easement and other rights granted herein, upon termination or expiration, shall automatically transfer and inure to the Association.

E. Term. The License shall be effective for a term of ten (10) years from the date of execution hereof, and shall automatically renew for an additional ten (10) year term upon the expiration of any current term unless Bucky terminates the License by providing the Association with sixty (60) days prior written notice. Bucky, its successors or assigns, may also terminate the License at any time by providing written notice to the Association of its election to terminate the License.

F. Fee. Bucky shall pay a fee of $100.00 upon execution of this Agreement and annually to the Association as consideration for the exclusive use of the License Area and the other rights and privileges set forth in this Agreement.

II. Miscellaneous

A. The License, Easement, covenants, and other rights set forth herein are intended to be and shall be construed as covenants running with the land, in perpetuity, and shall be binding upon and inure to the benefit of and enforceable by the parties hereto and their respective successors and assigns. Bucky may assign its rights and interest hereunder without the prior written consent of the Association. The Association shall not grant or convey any rights or interest in and to the License Area to any other party, and any such grant shall be null and void, without force or effect.

B. This is an integrated, complete agreement, and it represents the full, final, and complete expressions of the parties hereto.

C. No agreement or amendment hereto shall be effective to add to, change, modify, waive, or discharge this Agreement in whole or in part, unless such agreement is in writing and signed by all of the parties bound hereby.

D. If any provisions or portions of this Agreement or the application thereof to any person shall to any extent, be adjudged invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement or the application of such provision, or portion thereof, shall not be affected and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

E. This Agreement shall be recorded in the office of the Milwaukee County Register of Deeds.

(Signatures Appear on the Following Page)

IN WITNESS WHEREOF, the parties have signed this Agreement on this ___ day of _____, 2008.

ASSOCIATION:
RIVER RENAISSANCE CONDOMINIUM ASSOCIATION, INC.

By: _____
Name: Steven S Stewart
Title: Managing Member

BUCKY:
BUCKY WATER STREET, LLC
By: BGF, LLC, Sole Member

By: _____
Craig Jorgensen, Member

STATE OF WISCONSIN)
)SS
COUNTY OF Milwaukee)

Personally came before me this 8th day of August, 2008, the above named Steve Stewart as Managing Member of River Renaissance Condominium Association, Inc., who executed the foregoing instrument and acknowledges the same.

_____
Notary Public, State of Wisconsin
My Commission: is permanent

STATE OF WISCONSIN)
)SS
COUNTY OF Milwaukee)

Personally came before me this _____ day of August, 2008, the above named Craig Jorgensen as Member of BGF, LLC, Sole Member of Bucky Water Street, LLC who executed the foregoing instrument and acknowledges the same.

_____
Notary Public, State of Wisconsin
My Commission: is permanent

Signature Page – License Agreement Patio

Exhibit A
(Legal Description of Condominium)

Tax Key No.: 392-0961-100-0
Property Address: 102 North Water Street, Milwaukee, Wisconsin

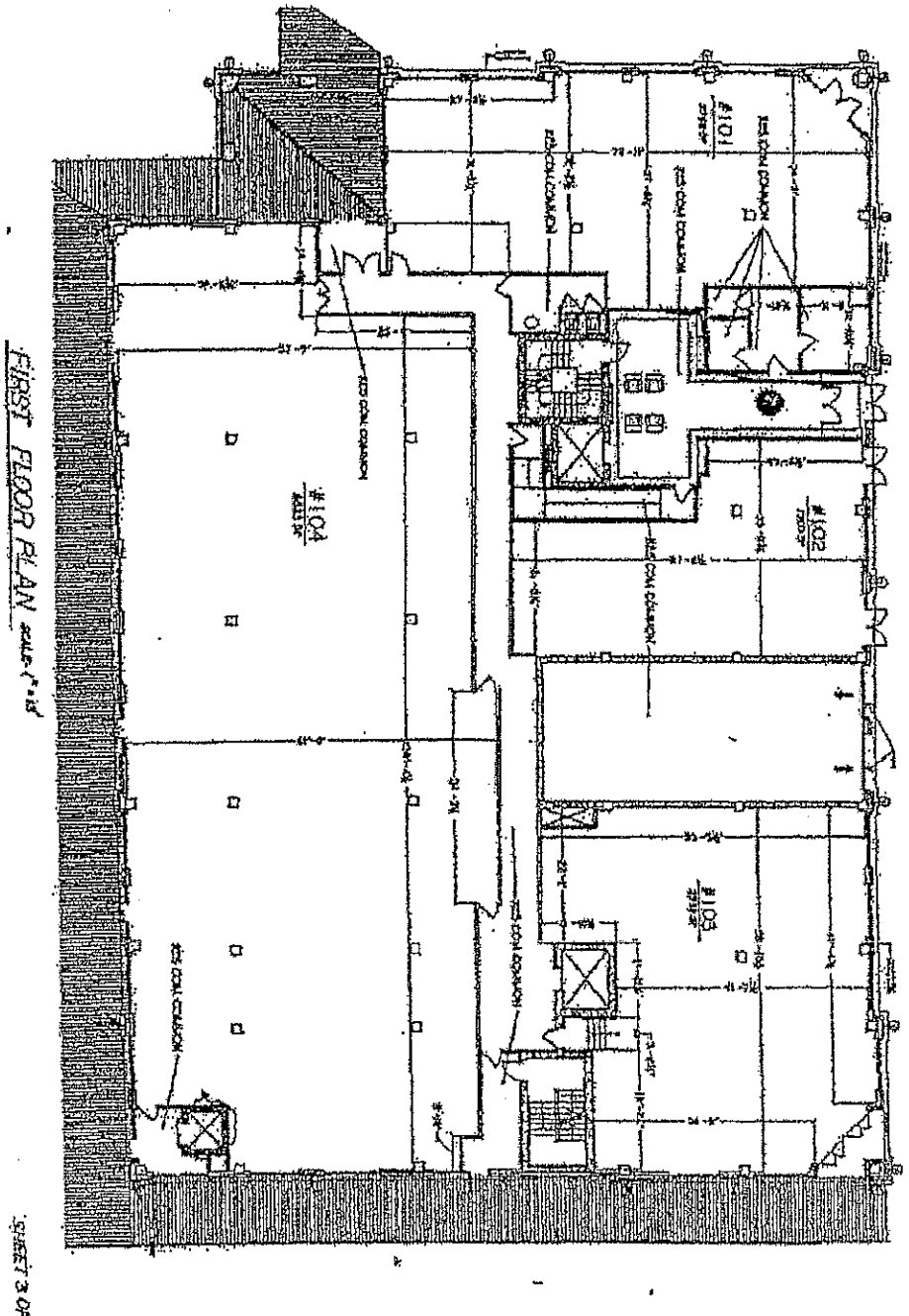
LOTS 1, 2, 3 AND 4, IN BLOCK 34, IN PLAT OF THE TOWN OF MILWAUKEE, ON THE EAST SIDE OF THE RIVER, IN THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN. ALSO: LOTS 1 AND 2, IN SUBDIVISION OF LOT 10, IN SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN. TOGETHER WITH LANDS LYING BETWEEN ALL OF THE ABOVE DESCRIBED LANDS AND THE DOCK LINE OF THE MILWAUKEE RIVER.

Exhibit B

(Depiction of License Area)

RIVER RENAISSANCE CONDOMINIUM
MILWAUKEE COUNTY, WISCONSIN

ALL PORTIONS OF THE PROPERTY THAT ARE NOT UNITS ARE COMMON ELEMENTS.



Except for 3' path to allow for river walk traffic

CONSENT AND NON-DISTURBANCE OF LENDER

1. The undersigned hereby consents as mortgagee pursuant to the mortgage dated August 25, 2005, and recorded on August 31, 2005 in the Office of the Milwaukee County Register of Deeds as Document No. 09080917 on the real property described in the foregoing Exhibit B, Milwaukee County, Wisconsin ("Property"), to the foregoing License Agreement by and between Bucky Water Street LLC, Grantee, and River Renaissance Condominium Association, Inc., Grantor, dated as first above-written ("Agreement").

2. In the event of: (1) an issuance of a judgment of foreclosure of the mortgage held by us; (2) sale of the Property pursuant to a sheriff's or trustee's power of sale contained in the mortgage; or (3) upon a conveyance of the Property by deed in lieu of foreclosure, the Agreement shall be recognized and shall continue in full force and effect subject to all of the terms, covenants, and conditions of the Agreement. Johnson Bank, or any successors thereto, shall not disturb or otherwise modify the rights of the grantee or grantee's, heirs, successors, or assigns, and Johnson Bank shall be bound by all of the obligations imposed on the grantors under the Agreement

3. This Consent and Non-disturbance shall be recorded in the office of the Milwaukee County Register of Deeds as a part of and attached to the Agreement.

DATED: _____, 2008

JOHNSON BANK

By: _____
Its: _____

STATE OF WISCONSIN)
) ss.
_____COUNTY)

Personally came before me this _____ day of _____, 2008, the above-named _____ _____, to me known to be the person who executed the foregoing instrument in their capacity as _____, to me known to be the same, and acknowledged that they executed the foregoing instrument in such capacity.

_____
Notary Public
My commission: _____

CONSENT AND NON-DISTURBANCE OF LENDER

1. The undersigned hereby consents as mortgagee pursuant to the mortgage dated August 30, 2005, and recorded on August 31, 2005 in the Office of the Milwaukee County Register of Deeds as Document No. 09080921 on the real property described in the foregoing Exhibit B, Milwaukee County, Wisconsin ("Property"), to the foregoing License Agreement by and between Bucky Water Street LLC, Grantee, and River Renaissance Condominium Association, Inc., Grantor, dated as first above-written ("Agreement").

2. In the event of: (1) an issuance of a judgment of foreclosure of the mortgage held by us; (2) sale of the Property pursuant to a sheriff's or trustee's power of sale contained in the mortgage; or (3) upon a conveyance of the Property by deed in lieu of foreclosure, the Agreement shall be recognized and shall continue in full force and effect subject to all of the terms, covenants, and conditions of the Agreement. Workers Retail Trust, L.P., or any successors thereto, shall not disturb or otherwise modify the rights of the grantee or grantee's, heirs, successors, or assigns, and Workers Retail Trust, L.P. shall be bound by all of the obligations imposed on the grantors under the Agreement

3. This Consent and Non-disturbance shall be recorded in the office of the Milwaukee County Register of Deeds as a part of and attached to the Agreement.

DATED: _____, 2008

WORKERS RETAIL TRUST, L.P.

By: _____
Its: _____

STATE OF WISCONSIN)
) ss.
_____COUNTY)

Personally came before me this _____ day of _____, 2008, the above-named _____ _____, to me known to be the person who executed the foregoing instrument in their capacity as _____, to me known to be the same, and acknowledged that they executed the foregoing instrument in such capacity.

_____
Notary Public
My commission: _____

Document Number

LICENSE AGREEMENT

Record this document with the Register of Deeds

Name and Return Address:

Joseph E. Tierney, Esq.
Davis & Kuelthau, s.c.
111 E. Kilbourn Avenue, Suite1400
Milwaukee, WI 53202

Part of 392-0961-100-0

(Parcel Identification Number)

This instrument drafted by:
Joseph E. Tierney, Esq.
Davis & Kulethau, s.c.
111 E. Kilbourn Avenue, Suite 1400
Milwaukee, WI 53202

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RECITALS

WHEREAS, the Association is a condominium association established under the Condominium Act and the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Conditions of the River Renaissance Condominium and as subsequently amended ("Condominium") dated August 30, 2007, and recorded in the Office of the Milwaukee County Register of Deeds on September 6, 2007 as Document Number 09489644 ("Declaration"), and the Association is responsible for the maintenance and control of the common elements pursuant to the Condominium Act and the Declaration; and

WHEREAS, the Condominium is located in the City of Milwaukee, Milwaukee County, Wisconsin, as more particularly described in Exhibit A, attached hereto and incorporated herein; and

WHEREAS, Bucky is the owner of Units 101, 102, 103 and 104 in the Condominium ("Bucky Units");

WHEREAS, Bucky wishes to utilize a portion of the common areas for the location of a refuse dumpster as more particularly described in Exhibit B, attached hereto and incorporated herein ("License Area"), to be used by Bucky and its tenants occupying the Bucky Units ("Tenants"); and

WHEREAS, the Association pursuant to its Bylaws and, without limitation, Sections 703.15(3)(a)4. and 703.15(3)(b)5. of the Condominium Act, the Association is empowered to grant licenses and easement through and over the Common Elements (defined as "Common Areas" in the Declaration), and the Association desires to grant and convey a license to Bucky over, in, under, across, and above the License Area for the purposes set forth below and to undertake the following covenants as set forth below.

NOW, THEREFORE, for a good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

I. License:

A. Grant. The Association hereby grants, conveys, and establishes for the benefit of Bucky an exclusive irrevocable license over, in, under, through, across, and above the License Area to use for the location, use and maintenance of a refuse dumpster and related uses ("License") together with any and all necessary easements to allow Bucky's patrons, guests, invitees and employees over, in, under, through, across, and above the Common Elements to and from the License Area ("Easement"). Landlord shall have the right to relocate such area and any enclosures upon notice to Tenant and reimbursement of any costs for constructing the dumpsters or enclosures.

B. Maintenance. Except for the intentional or negligent acts or omissions of the Association, its agents, members, invitees, employees, or contractors, Bucky, at its sole cost and expense, shall keep and maintain the License Area in clean and attractive condition.

C. Indemnification. Except for the intentional or negligent acts or omissions of the Association, its agents, members, invitees, employees, or contractors, Bucky shall

indemnify and hold the Association harmless from and against any and all claims and liabilities arising out of any occurrence on the License Area causing injury or damage to any property or person(s) resulting from any intentional or negligent act or omission of Bucky's, its employees', or agents' use of the License. Except for the intentional or negligent acts or omissions of Bucky, its employees, or agents, the Association shall indemnify and hold Bucky harmless from and against any and all claims and liabilities arising out of any occurrence on the License Area causing injury or damage to any property or person(s) resulting from any intentional or negligent act or omission of the Association's, its employees', agents', members, invitees, or contractors'.

D. Transfer of Rights. Bucky may transfer to any Tenant, at any time, the License or any portion thereof, together with the Easement and other rights granted herein. The License, together with the Easement and other rights granted herein, upon termination or expiration, shall automatically transfer and inure to the Association.

E. Term. The License shall be effective for a term of ten (10) years from the date of execution hereof, and shall automatically renew for an additional ten (10) year term upon the expiration of any current term unless Bucky terminates the License by providing the Association with sixty (60) days prior written notice. Bucky, its successors or assigns, may also terminate the License at any time by providing written notice to the Association of its election to terminate the License.

F. Fee. Bucky shall pay a fee of $100.00 annually and upon execution of this Agreement to the Association as consideration for the exclusive use of the License Area and the other rights and privileges set forth in this Agreement.

II. **Miscellaneous**

A. The License, Easement, covenants, and other rights set forth herein are intended to be and shall be construed as covenants running with the land, in perpetuity, and shall be binding upon and inure to the benefit of and enforceable by the parties hereto and their respective successors and assigns. Bucky may assign its rights and interest hereunder without the prior written consent of the Association. The Association shall not grant or convey any rights or interest in and to the License Area to any other party, and any such grant shall be null and void, without force or effect.

B. This is an integrated, complete agreement, and it represents the full, final, and complete expressions of the parties hereto.

C. No agreement or amendment hereto shall be effective to add to, change, modify, waive, or discharge this Agreement in whole or in part, unless such agreement is in writing and signed by all of the parties bound hereby.

D. If any provisions or portions of this Agreement or the application thereof to any person shall to any extent, be adjudged invalid or unenforceable by a court of competent jurisdiction, the remainder of this Agreement or the application of such provision, or portion thereof, shall not be affected and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

E. This Agreement shall be recorded in the office of the Milwaukee County Register of Deeds.

(Signatures Appear on the Following Page)

IN WITNESS WHEREOF, the parties have signed this Agreement on this ___ day of _____, 2008.

ASSOCIATION:
RIVER RENAISSANCE CONDOMINIUM ASSOCIATION, INC.

By: _____
Name: _____
Title: Manager Member

BUCKY:
BUCKY WATER STREET, LLC
By: BGF, LLC, Sole Member

By: _____
Craig Jorgensen, Member

STATE OF WISCONSIN)
)SS
COUNTY OF Milwaukee)

Personally came before me this 8th day of August, 2008, the above named Steve Stewart as Member of River Renaissance Condominium Association, Inc., who executed the foregoing instrument and acknowledges the same.

_____
Notary Public, State of Wisconsin
My Commission: is permanent

JOSEPH E. TIERNEY IV NOTARY PUBLIC STATE OF WISCONSIN

STATE OF WISCONSIN)
)SS
COUNTY OF Milwaukee)

Personally came before me this 8th day of August, 2008, the above named Craig Jorgensen as Member of BGF, LLC, Sole Member of Bucky Water Street, LLC who executed the foregoing instrument and acknowledges the same.

_____
Notary Public, State of Wisconsin
My Commission: is permanent

JOSEPH E. TIERNEY IV NOTARY PUBLIC STATE OF WISCONSIN

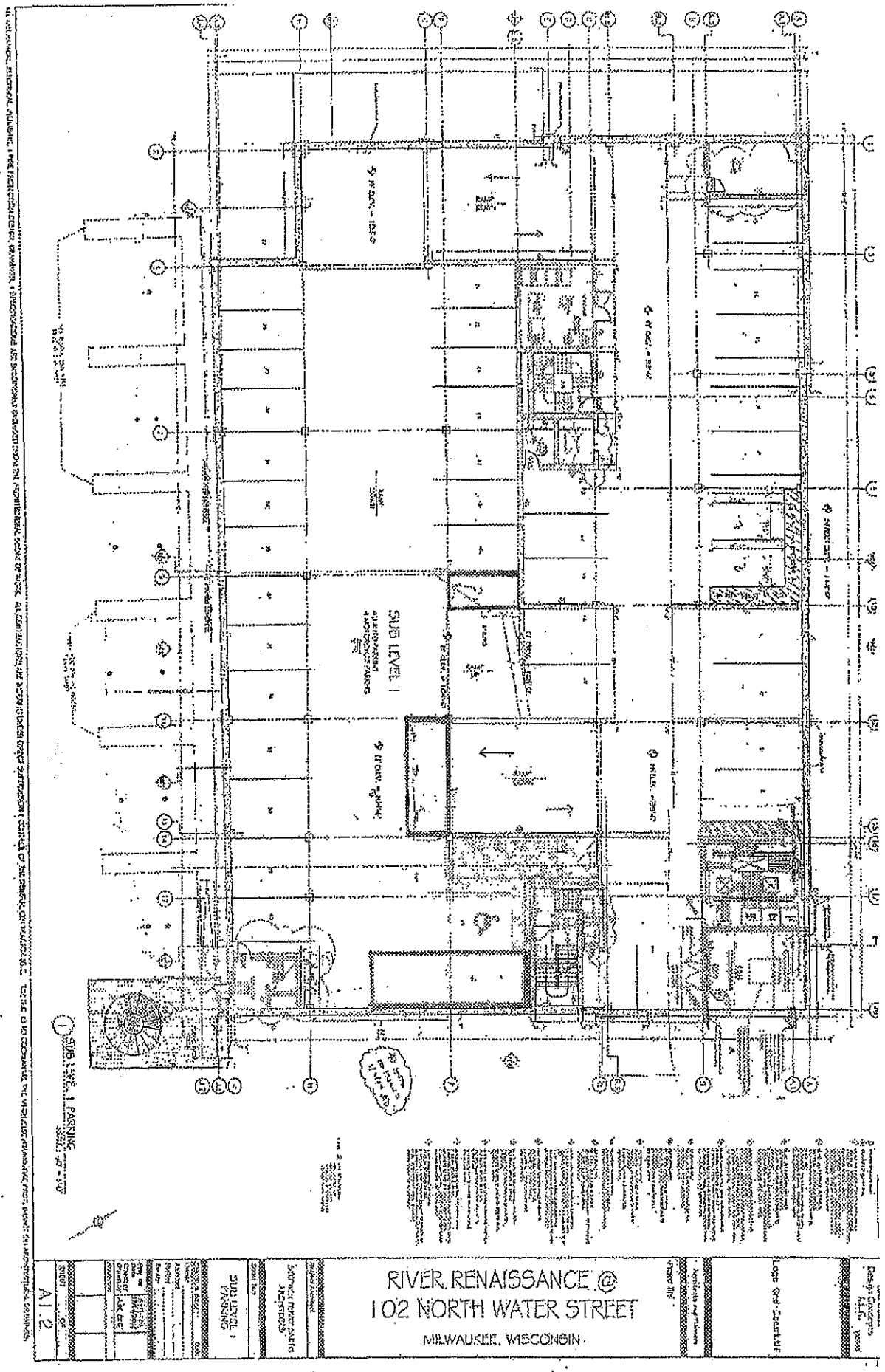
Signature Page -- License Agreement Dumpster

Exhibit A
(Legal Description of Condominium)

Tax Key No.: 392-0961-100-0
Property Address: 102 North Water Street, Milwaukee, Wisconsin

LOTS 1, 2, 3 AND 4, IN BLOCK 34, IN PLAT OF THE TOWN OF MILWAUKEE, ON THE EAST SIDE OF THE RIVER, IN THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN. ALSO: LOTS 1 AND 2, IN SUBDIVISION OF LOT 10, IN SECTION 32, TOWNSHIP 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN. TOGETHER WITH LANDS LYING BETWEEN ALL OF THE ABOVE DESCRIBED LANDS AND THE DOCK LINE OF THE MILWAUKEE RIVER.

EXHIBIT B


SUB LEVEL 1
SUB LEVEL 1 PARKING
RIVER RENAISSANCE @
102 NORTH WATER STREET
MILWAUKEE, WISCONSIN
A1.2

CONSENT AND NON-DISTURBANCE OF LENDER

1. The undersigned hereby consents as mortgagee pursuant to the mortgage dated August 25, 2005, and recorded on August 31, 2005 in the Office of the Milwaukee County Register of Deeds as Document No. 09080917 on the real property described in the foregoing Exhibit B, Milwaukee County, Wisconsin ("Property"), to the foregoing License Agreement by and between Bucky Water Street LLC, Grantee, and River Renaissance Condominium Association, Inc., Grantor, dated as first above-written ("Agreement").

2. In the event of: (1) an issuance of a judgment of foreclosure of the mortgage held by us; (2) sale of the Property pursuant to a sheriff's or trustee's power of sale contained in the mortgage; or (3) upon a conveyance of the Property by deed in lieu of foreclosure, the Agreement shall be recognized and shall continue in full force and effect subject to all of the terms, covenants, and conditions of the Agreement. Johnson Bank, or any successors thereto, shall not disturb or otherwise modify the rights of the grantee or grantee's, heirs, successors, or assigns, and Johnson Bank shall be bound by all of the obligations imposed on the grantors under the Agreement

3. This Consent and Non-disturbance shall be recorded in the office of the Milwaukee County Register of Deeds as a part of and attached to the Agreement.

DATED: August 15th, 2008

JOHNSON BANK

By: _____
Its: Vice President

STATE OF WISCONSIN)
) ss.
Milwaukee COUNTY)

Personally came before me this 15 day of August, 2008, the above-named Kenneth R. Pinckney, to me known to be the person who executed the foregoing instrument in their capacity as Vice President, to me known to be the same, and acknowledged that they executed the foregoing instrument in such capacity.

_____
Notary Public
My commission: 8-21-11

KELLY A. KRUECK NOTARY PUBLIC STATE OF WISCONSIN

CONSENT AND NON-DISTURBANCE OF LENDER

1. The undersigned hereby consents as mortgagee pursuant to the mortgage dated August 30, 2005, and recorded on August 31, 2005 in the Office of the Milwaukee County Register of Deeds as Document No. 09080921 on the real property described in the foregoing Exhibit B, Milwaukee County, Wisconsin ("Property"), to the foregoing License Agreement by and between Bucky Water Street LLC, Grantee, and River Renaissance Condominium Association, Inc., Grantor, dated as first above-written ("Agreement").

2. In the event of: (1) an issuance of a judgment of foreclosure of the mortgage held by us; (2) sale of the Property pursuant to a sheriff's or trustee's power of sale contained in the mortgage; or (3) upon a conveyance of the Property by deed in lieu of foreclosure, the Agreement shall be recognized and shall continue in full force and effect subject to all of the terms, covenants, and conditions of the Agreement. Workers Retail Trust, L.P., or any successors thereto, shall not disturb or otherwise modify the rights of the grantee or grantee's, heirs, successors, or assigns, and Workers Retail Trust, L.P. shall be bound by all of the obligations imposed on the grantors under the Agreement

3. This Consent and Non-disturbance shall be recorded in the office of the Milwaukee County Register of Deeds as a part of and attached to the Agreement.

DATED: _____, 2008

WORKERS RETAIL TRUST, L.P., a Delaware limited partnership

By: Commonwealth Realty Investors Company, LLC, a Delaware limited liability company, its General Partner

By: Commonwealth Realty Advisors, Inc., an Illinois corporation, its Manager

By: _____
Its: President

STATE OF ILLINOIS)
) ss.
COOK COUNTY)

On this 15 day of August, 2008, before me, a Notary Public in and for said State, appeared Mark Kirincich, to me personally known, who, being by me duly sworn, did say that he is the President of Commonwealth Realty Advisors, Inc., Manager of Commonwealth Realty Investors Company, LLC, General Partner of Workers Retail Trust, L.P., a Delaware limited partnership, and that said instrument was signed in behalf of said limited partnership by authority of its partners; and he acknowledged said instrument to be the free act and deed of said limited partnership.

OFFICIAL SEAL
JEFFREY B HORWITZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/17/10

_____
Notary Public
My commission: 6/17/10