CONDOMINIUM AND HOMEOWNERS' ASSOCIATION MANAGEMENT AGREEMENT

ASSOCIATION: LANDMARK ON THE LAKE CONDOMINIUM ASSOCIATION

AGENT: HUNT MANAGEMENT INCORPORATED

For Property located at 1660 N. PROSPECT AVENUE, MILWAUKEE, WISCONSIN

Beginning: OCTOBER 1, 2018 **Ending:** DECEMBER 31, 2019

This agreement (the "Agreement") is made and entered into this 9 DAY OF October, 2018, by and between the unit owners' association known as LANDMARK ON THE LAKE CONDOMINIUM ASSOCIATION. (the "Association"), which is established in accordance with the laws of the State of WISCONSIN for the property known as LANDMARK ON THE LAKE, located at1660 N. PROSPECT AVENUE, MILWAUKEE, WISCONSIN (the "Property"), and HUNT MANAGEMENT INCORPORATED (the "Agent").

AUTHORITY OF THE AGREEMENT

The Board of Directors of the Association (the "Board"), on behalf of the Association, hereby appoints Agent to manage the Property, and Agent accepts appointment to manage the Property. The parties further agree as follows:

Section 1 TERM OF AGREEMENT

The Board appoints Agent exclusively to manage the Property for a period of ONE YEAR AND Three MONTHS, beginning OCTOBER 1, 2018 through DECEMBER 31, 2019, and thereafter for periods of one year unless this Agreement is terminated as provided in this section or in sections 11 or 12. Either party may terminate this Agreement at the end of the initial term or at the end of any one-year renewal period provided that written notice is given to the other party on or before the ninetieth (90th) day prior to the expiration of the initial term or on or before the ninetieth (90th) day prior to the expiration of such one-year renewal period.

Section 2 SERVICES OF AGENT

Agent shall manage the Property to the extent, for the period, and upon the terms of this Agreement. Agent shall perform the following services in the name of and on behalf of the Association, and the Association hereby gives Agent the authority and powers required to perform these services. (SEE ATTACHED EXHIBIT "A" Detailed Summary of Services.)

2.1 COLLECTION OF ASSESSMENTS

Upon mutual written agreement Agent shall use its own employees at additional cost; or utilize Associations 3rd party vendors to collect (and give receipts for, if necessary) all monthly, special and other assessments and charges for work orders, lease fees, move in/out fees, guest suite rentals, club room rentals, fines and other monies through a lock box arrangement with Association's 3rd party book keeping service, that are due the Association with respect to the Property and for all rental or other payments from concessionaires, if any. Agent shall coordinate direct withdrawal arrangements, and shall be able to review information to reconcile owner accounts and forward copies of monthly statements, Invoices or receipts. However, Agent shall have no authority or responsibility to collect delinquent assessments or other charges except to send notices of delinquency.

2.2 RECORDS OF INCOME AND EXPENDITURES

Upon mutual written agreement Agent shall use its own employees at additional cost; or utilize Associations 3rd party vendors to maintain records of all income and expenses relating to the Property, and shall submit to the Association on or before the FIFTEENTH (15TH) day of the following month, a statement of receipts and disbursements for the preceding month, including a statement of the balance in the operating account for the Property. Association shall receive by direct mail from the bank a duplicate copy of any monthly or transactional bank statement.

Agent shall code expenses to the proper expense accounts, prepare vendor payments for authorized Vendor invoices with appropriate Board Member signature or written authorization. Agent shall prepare unit Delinquency Reports weekly for Managers and monthly as part of the Management Report to the Board.

2.3 PREPARATION OF ANNUAL BUDGET

NINETY (90) days prior to the beginning of each fiscal year, which begins on JANUARY 1ST, Agent shall prepare and submit to the Board a recommended Annual Budget for the next year showing anticipated income and expenses for such year.

2.4 SUBMISSION OF ANNUAL REPORT

Within THIRTY (30) days after the end of each fiscal year, Agent shall submit to the Association a summary of all receipts and disbursements relating to the Property for the preceding year. However, submission of such annual report shall not be construed to require Agent to supply an audit. Any audit required by the Association shall be prepared at the Association's expense by an auditor(s) of its selection.

2.5 MAINTENANCE OF COMMON ELEMENTS

Subject to the direction of the Board, at the expense of the Association and in accordance with the Association's approved budget, Agent shall cause the common elements of the Property to be maintained according to appropriate standards of maintenance consistent with the character of the Property, including BUILDING & GROUNDS MAINTENANCE & REPAIR, ETC. Agent shall maintain the current Reserve Study, recommend to the Board the annual expenditure plan per the Reserve Study as part of the Annual Budget process. Agent shall provide reasonable assistance in regards to Committee plans and shall execute Board approved Committee projects.

2.6 EMPLOYMENT OF PERSONNEL

Agent shall employee the Property Manager, Assistant Property Manager, General Manager, Administrative and Bookkeeping personnel. Association shall employee all other site staff members, unless otherwise agreed between the parties.

If necessary for the Association to hire personnel on its own behalf, Agent shall, with the approval of the Board of Directors, hire, pay, negotiate collective bargaining agreements with (if necessary), supervise, and discharge whatever personnel may be required to maintain and operate the Property on behalf of the Association and in accordance with the budget, job standards, and wage rates previously approved by the Association. All such personnel not employed by Agent shall be employees of the Association and not of Agent, and all salaries, taxes, and other expenses payable to or on account of such employees shall be operating expenses of the Property. Agent shall be responsible for compliance with all federal, state and local laws, codes, and ordinances with regard to Agent's employees. Association shall have no responsibility for same and Agent shall indemnify and hold Association harmless for any violations, except when the Association causes or materially contributes to such non-compliance or similar employment related claims, allegations, enforcement actions, etc., i.e., hostile work environment.

2.7 PAYMENT OF EMPLOYMENT TAXES

For all of the Association's employees, Agent shall, on behalf of the Association, CAUSE TO BE executed and filed by Association's 3rd party payroll service, all tax and other returns and CAUSE TO BE done and performed all acts required of the Association as an employer under the Federal Insurance Contributions Act, the Federal Unemployment Tax Act, all applicable federal, state, and local income tax laws, and all other laws, regulations, and/or ordinances governing employment and payment of wages. Upon request, the Board shall promptly execute and deliver to Agent all necessary powers of attorney, notices of appointment, and the like. The Association shall supply all funds to pay any taxes.

With regard to Agent's employees, Agent shall execute and file all tax and other returns and do and perform all acts required of Agent as an employer under the Federal Insurance Contributions Act, the Federal Unemployment Tax Act, all applicable federal, state, and local income tax laws, and all other laws, regulations, and/or ordinances governing employment and payment of wages. Association shall have no responsibility for same and Agent shall indemnify and hold Association harmless for any violations.

2.8 UTILITIES AND SERVICES CONTRACTS

Subject to the direction of the Board and on behalf of the Association, Agent shall negotiate contracts for water, electricity, gas, telephone, and such other services as may be necessary or advisable for the common elements of the Property. Agent shall also purchase on behalf of the Association such equipment, tools, appliances, materials, and supplies as are necessary for the proper operation and maintenance of the Property. All such contracts and purchases shall be executed in the name of the Association by its Board of Directors and at its expense.

2.9 PAYMENT OF EXPENSES

From the funds of the Association, Agent shall pay all expenses of the Property, including taxes, building and elevator inspection fees, water rates and other governmental charges, and all other charges or obligations incurred by the Association or by Agent on behalf of the Association with respect to the maintenance or operation of the Property or pursuant to the terms of this Agreement or pursuant to other authority granted by the Board on behalf of the Association. Authorized miscellaneous petty cash shall be expended in accordance with Association's petty cash policy per Exhibit "B" and reimbursed by Association upon receipt of appropriate invoice with related receipts.

2.10 RECORDS OF INSURANCE

Agent shall maintain appropriate records of all insurance coverage for the Property carried by the Association as specified in paragraph 10.2. Agent shall cooperate with the Board in investigating and reporting all accidents or claims for damage relating to the ownership, operation, and maintenance of the common elements of the Property, including any damage or destruction to them.

2.11 OTHER SPECIFIC SERVICES OF AGENT

Agent will provide reasonable support with Association Committees, which includes Finance, Design, Social, Rules, Human Resources, Communication and Ad Hoc Committees. OTHER SERVICES TO BE NEGOTIATED AND MEMORIALIZED AS REQUIRED

Section 3 LIMITATION ON EXPENDITURES BY AGENT

In discharging its responsibilities under section 2 of this Agreement, Agent shall not make any unbudgeted expenditures or incur any nonrecurring contractual obligation exceeding $500.00, without the prior consent of

the Association through the Board. However, no such consent shall be required to repay any advances made by Agent under the terms of section 5, Notwithstanding these limitations, Agent may, on behalf of the Association and without prior consent of the Board, expend any amount or incur a contractual obligation in any amount required to deal with emergency conditions which may involve a danger to life or property or which may threaten the safety of the Property or the individual owners and occupants or which may threaten the suspension of any necessary service to the Property.

Section 4 AGENT NOT RESPONSIBLE FOR MAINTENANCE OF INDIVIDUAL UNITS

Agent shall have no authority or responsibility for maintenance or repairs to individual units in the Property. Such maintenance and repairs shall be the sole responsibility of the owners individually. However, Agent will assist the Association in the oversight of the ongoing unit maintenance service provided by the Association to unit owners.

Section 5 DISPOSITION OF FUNDS

Agent shall, on behalf of the Association, deposit collections and pay expenses of the Property as stated below.

5.1 DEPOSIT OF COLLECTIONS

Agent shall deposit all monies collected on behalf of the Association in a bank or other financial institution whose deposits are insured by the federal government or such other depository as directed by the Association AND AGREED TO BY AGENT in writing. The funds of the Association shall at all times be maintained separate and apart from Agent's own funds and from the funds of any others. Association Treasurer and other Authorized Board Members shall be the only parties authorized to draw upon such accounts of the Association. Agent shall not be held liable in the event of bankruptcy or failure of such depository. Such operating account shall not be required to bear interest.

5.2 PAYMENT OF EXPENSES

Upon mutual written agreement Agent shall use its own employees at additional cost; or utilize Association's 3rd party bookkeeper to pay all expenses of operation and management of the Property from the Association's funds held in account by Agent. Any amounts owed to Agent by the Association shall also be paid from such account at any time without prior notice to the Association. Agent shall code expenses to proper expense accounts and is responsible for the timely submission of vouchers to 3rd party bookkeeper for authorized Vendor invoices (requiring authorized Board Member's approval, evidenced by signature or in writing).

5.3 AGENT NOT REQUIRED TO ADVANCE FUNDS

Agent shall have no obligation to advance funds to the Association for any purpose whatsoever. Any funds advanced to the Association by Agent shall be repaid to Agent immediately from the Association's funds. Any sums due Agent under any provision of this Agreement, and not paid within THIRTY (30) days after such sums have become due, shall bear interest at the rate of 12% per annum.

5.4 BONDING OF EMPLOYEES

All employees of Agent who handle or are responsible for the safekeeping of any monies of the Association shall be covered by a bond protecting the Association. Such bond shall be in an amount no less than $1,500,000 and with a company determined by Agent and may be a blanket or umbrella bond. In the event Agent desires to decrease bond coverage to less than $1,500,000, such requires prior written consent of the Association prior to lowering of the limit. The failure of the Association to provide its written consent for this change in coverage shall terminate this agreement. The expense of such bonding shall be paid by AGENT. On

a yearly basis. Agent shall provide Association with a certificate of insurance or other similar evidence satisfactory to Agent's bond and coverage limit.

Section 6 ATTENDANCE AT BOARD MEETINGS

Agent, or a designated employee or other representative of Agent, shall attend ONE regular meeting of the Board EACH MONTH and the annual meeting of the Association. SUCH ATTENDANCE SHALL BE LIMITED TO ONE HOUR BEYOND WHICH A MINIMUM $100.00 PER HOUR CHARGE SHALL ACCRUE. Upon not less than SIX (6) DAYS notice, Agent or its designated representative shall attend ADDITIONAL meetings of the Board or of the Association as requested, provided that the Association shall pay Agent $100.00 per hour for that individual's attendance at each meeting. Agent or its representative shall be custodian of the official records of the Board and the Association. HOWEVER, neither Agent nor its representative shall be required to record the minutes of such meetings. (SEE SECTION 9.3)

Section 7 ONE BOARD MEMBER TO DEAL WITH AGENT

The Board shall designate one of its members who shall be authorized to deal with Agent on any matter relating to the management of the Property. Agent shall not accept directions or instructions with regard to the management of the Property from anyone else. In the absence of any other designation by the Board, the President of the Board shall be deemed to have this authority. Board appoints THE VICE PRESIDENT to have authority in regards to Human Resource issues of Association personnel as well as appointed as an alternate should the President be unavailable. The Board appoints THE TREASURER to have authority in regards to Financial Management and Financial Reporting. The Board appoints THE SECRETARY to have authority on Administration (non-financial) and for Communication Coordination which includes the Association Website. Agent may, but is not required to, submit any matter, direction, instruction or the like to the Board and shall then follow the direction of the Board.

Association utilizes Basecamp for its communication, organization and direction of the building management. Agent will be responsive on Basecamp to reasonable Board Member communication.

Section 8 LIMITATION OF AGENT'S AUTHORITY AND RESPONSIBILITY

Agent's authority to act and responsibility for the Property shall be subject to the limitations set forth below.

8.1 STRUCTURAL CHANGES

Agent shall have no authority to make any structural changes in the Property or to make any other major alterations or additions in or to any building or equipment therein, except such emergency repairs as may be required because of danger to life or property or which are immediately necessary for the preservation and safety of the Property or for the safety of the individual owners and occupants or which are required to avoid the suspension of any necessary service to the Property.

8.2 BUILDING COMPLIANCE

Agent shall not be responsible for the compliance of the Property or any of its equipment with the requirements of any building codes or with any statutes, ordinances, laws, rules, or regulations (including those relating to the existence and disposal of solid, liquid, and gaseous wastes, and toxic or hazardous substances) of any city, county, state, or federal governments or agencies, or any public authority or official thereof having jurisdiction over it. HOWEVER, Agent shall notify the Association promptly or forward to the Association promptly any complaints, warnings, notices, or summonses received by Agent relating to such matters. The Association represents that to the best of its collective knowledge the Property complies with all such requirements, and the Association authorizes Agent to disclose the ownership of the Property to any such officials and agrees to indemnify, defend, and hold Agent, its representatives, servants, and employees, harmless of and from all loss,

cost, expense, and liability whatsoever which may be imposed on them by reason of any present or future violation or alleged violation of such laws, ordinances, rules, or regulations.

8.3 AGENT ASSUMES NO LIABILITY

Agent assumes no liability whatsoever for any acts or omissions of the Board or the Association, or any previous boards or current or previous owners of the Property, or any previous management or other agent of either, except for previous acts or omissions of Agent and its employees. Agent assumes no liability for any failure of or default by any individual unit owner in the payment of any assessment or other charges due the Association or in the performance of any obligations owed by any individual unit owner to the Association, pursuant to any lease or otherwise. Agent likewise assumes no liability for any failure of or default by concessionaires in any rental or other payments to the Association. Nor does Agent assume any liability for previously unknown violations of environmental or other regulations which may become known during the period this Agreement is in effect. Any such regulatory violations or hazards discovered by Agent shall be brought to the attention of the Association in writing, and the Association shall promptly cure them.

Section 9 AGENT'S COMPENSATION

9.1 FOR MANAGEMENT SERVICES

The Association shall pay Agent a management fee as follows:

The management fee shall be paid monthly as invoiced for each management service rendered in the previous month. The management fee shall be adjusted annually upon approval by the Board of the Annual Budget, which adjustment shall be incorporated into this Agreement by reference. The management fee shall also be adjusted as needed by specific written agreement between the Agent and Association. No further charge shall be made by Agent for Agent's services and other services of Agent's professional staff, except as otherwise expressly provided in this Agreement. Any clerical services performed for the Association, such as preparation and circulation of notices and newsletters and general correspondence of the Association, shall be at the Association's expense, including postage and other expenses. Agent shall be compensated for specific services as those services are provided according to specific written agreement between the Association and Agent.

The base compensation for Management services shall not exceed $15,583 per month generally based on the following estimates:

Hunt General Manager	$ 1,500 per month / $ 18,000 per year
Hunt On-site Property Manager (full time)	$ 7,~~500~~000 per month / $ ~~90~~84,000 per year
Hunt On-site ~~Asst.~~ Property Manager (~~part~~/full time)	$ 5,083 per month / $ 61,000 per year

Optional Services:

Hunt Administrative personnel	$ 500 per month / $ 6,000 per year
Hunt or 3rd party Bookkeeping Services	$ 1,500 per month / $ 18,000 per year
Sub Total	$2,000 per month / $24,000 per year

Total $~~16,000~~15,583 per month / $~~192~~187,000 per year

Compensation for Management Services may vary depending on experience, skill and cost of Managers provided and may adjust upwards to estimates above, based upon bonuses, raises, etc. The current Management team for existing Management Services are currently charged as follows:

Hunt General Manager	$ 1,500 per month / $ 18,000 per year
Hunt On-site Property Manager (full time)	$ 6,670 per month / $ 80,000 per year
Hunt On-site Property Manager (full time)	$ 4,667 per month / $ 56,000 per year
Total	$12,837 per month / $154,000 per year

Additional payment to Agent for each unit under contract with LOTL that is leased: $100.00 to Hunt, split 50/50 with designated Leasing Manager for units leased on behalf of LOTL for willingness to schedule showings on Saturdays/Sundays.

Upon mutual written agreement an additional Holiday Bonus may be awarded and paid to Property Manager(s) and reimbursed by LOTL

Credit for Extended Absence beyond standard "Leave":

In the event of absences beyond standard leave or turnover of either ~~the part time or full time~~ Property Managers, Agent will use reasonable efforts to secure ~~supply~~ replacement personnel and/or administrative support to carry on management services with any net charges or credits to the existing compensation for Management Services to be mutually agreed between the parties ~~with comparable experience for respective hours each working day, with such time documented. In the event replacement personnel do not provide such respective hours of service on a given working day, credit will be given to LOTL at a rate of $30.00 per hour~~

~~Credit to LOTL in the amount of $50 for any week in which a standard property management report is not issued to the Board.~~

9.2 FOR CONSTRUCTION, REMODELING, OR OTHER CONTRACTING SERVICES

To be negotiated and memorialized as required.

9.3 FOR OTHER SERVICES

Additional meetings, site inspections, and appearances at depositions, hearing, trials or similar proceedings on behalf of or in conjunction with agent's service to association - $100.00 per hour.

Section 10 OBLIGATIONS OF THE ASSOCIATION

The Association shall insure the Property, Agent, and itself against liability and bear the expense of any and all litigation against the Property, Agent, and the Association as stated below. In addition, the Association shall provide for an initial deposit and contingency reserve and, through its Board, approve an Annual Budget for the Property.

10.1 SAVE AGENT HARMLESS FROM LIABILITY SUITS

Association shall indemnify, defend, and save Agent harmless from all suits or other claims including, but not limited to, those alleging any negligence of Agent or its employees in connection with the Property or the management thereof and from liability for damage to property and injuries to or death of any employee or other person. Association shall pay all expenses incurred by Agent including, but not limited to, all attorneys' fees, costs, and expenses incurred to represent Agent in regard to any claim, proceeding, or suit involving alleged negligence of Agent or its employees in connection with or arising out of the management of the Property.

10.2 ESTABLISH AND MAINTAIN LIABILITY INSURANCE

The Association shall carry at its own expense public liability, boiler, fire and extended coverage, elevator liability (if elevators are part of the equipment of the Property), and workers' compensation insurance, and such other insurance as may be necessary or appropriate. Such insurance policies shall name both the Association as the insured and Agent as an ADDITIONAL INSUREDS, and their coverage shall be adequate to protect the interests of both parties and in form, substance, and amounts reasonably satisfactory to Agent. The Association shall provide Agent with certificates AND ADDITIONAL INSURED ENDORSEMENTS evidencing such insurance or with duplicate copies of such policies within TEN (10) days from the date of execution of this Agreement; or Agent may, but shall not be obligated to, place said insurance and charge the cost thereof to the account of the Association. Said policies shall provide that notice of default or cancellation shall be sent to Agent as well as to the Association and shall require a minimum of THIRTY (30) days' written notice to Agent before any cancellation of or changes to said policies; except in the event of non-payment where Insurance company provides for a 10 day cancelation. FURTHER, IT IS AGREED THAT THE ASSOCIATION'S INSURANCE COVERAGE SHALL BE PRIMARY AND AGENT'S INSURANCE COVERAGE SHALL BE NONCONTRIBUTORY.

10.3 PAY ALL EXPENSES OF ANY LITIGATION

The Association shall pay all expenses incurred by Agent including, but not limited to, Agent's costs and time, any liability, fines, penalties or the like, settlement amounts, and attorneys' fees for counsel employed to represent Agent or the Association in any proceeding or suit involving any alleged or actual violation by Agent or the Association or the Board, or any combination of all of them, of any law or regulation of any governmental body pertaining to environmental protection, fair housing, or fair employment, including, but not limited to, any law prohibiting or making illegal discrimination on the basis of race, sex, creed, color, religion, national origin, family status, or mental or physical handicap. However, the Association shall not be responsible to Agent for any such expenses in the event Agent is finally adjudged to have personally, and not in a representative capacity, violated any such law. Nothing contained in this Agreement shall obligate Agent to employ legal counsel to represent the Board or the Association in any such proceeding or suit.

10.4 SAVE AGENT HARMLESS FROM LABOR LAW VIOLATIONS

The Association shall indemnify, defend, and save Agent harmless from all claims, investigations, and suits, or from the Association's or the Board's actions or failures to act, with respect to any alleged or actual violation of state or federal labor laws for the Association's employees only. The Association's obligation with respect to such violation(s) shall include payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, litigation expense, and attorneys' fees.

Agent shall be responsible and the Association shall have no indemnification obligations with respect to any of Agent's alleged or actual violation of state or federal wage or labor laws in regards to Agent's employees, except when the Association causes or materially contributes to such non-compliance or similar employment related claims, allegations, enforcement actions, etc., i.e., hostile work environment.

10.5 PROVIDE FOR INITIAL DEPOSIT AND CONTINGENCY RESERVE

THE ASSOCIATION HAS AN ESTABLISHED OPERATING ACCOUNT AND RESERVE ACCOUNT. AGENT SHALL PAY CERTAIN PETTY CASH TYPE EXPENSES IN ACCORDANCE WITH EXHIBIT "B".

10.6 APPROVE ANNUAL BUDGET

Within thirty (30) days of receipt of the recommended Annual Budget prepared by Agent, the Board shall either approve the budget as submitted or provide Agent with written notice setting forth those items which are unacceptable to the Board or provide agent with written notice advising Agent what additional information is required. Failure to provide such notice to Agent within said thirty (30) day period shall be deemed as approval of the Annual Budget by the Board. Upon approval, Agent shall be authorized to operate and manage the Property in accordance with the Annual Budget.

Section 11 TERMINATION BY AGENT FOR CAUSE

Agent shall have the right to cancel this Agreement at any time in the event that any insurance required of the Association is not maintained without any lapse. Agent shall also have the right to cancel this Agreement at any time in the event it is alleged or charged that the Property or any equipment therein or any act or failure to act by the Board or the Association with respect to the Property or the sale, rental, or other disposition thereof or with respect to the hiring of employees to manage it fails to comply with or is in violation of any requirement of any constitutional provision, statute, ordinance, law, or regulation of any governmental body or any order or ruling of any public authority or official thereof having or claiming to have jurisdiction over it, and Agent in its reasonable discretion considers that the action or position of the Association or the Board with respect thereto may result in damage or liability to Agent, or disciplinary proceeding with respect to Agent's license. Agent shall provide written notice to the Association of its election to terminate this Agreement, in which case termination shall be effective upon the service of such notice.

Section 12 TERMINATION BY THE ASSOCIATION; CANCELLATION FEE

Association or Agent may terminate this Agreement at any time with ~~12~~090 days written notice, for any reason, without cancellation fee or penalty. In the event of uncured breach of contract by Association or Agent, or in the event of willful misconduct by either party, the Agreement may be terminated on 30 days written notice. In the event of Agent's insolvency, or bankruptcy LOTL may terminate this agreement on immediate written notice.

Any breach of this agreement, willful misconduct or gross negligence by either party shall be cured within 15 days of notice or agreement may be terminated.

Association may hire Hunt employees without penalty. Hunt shall not hire Association employees, whether directly or indirectly, without prior written approval of Association, during the term of this agreement or for a period of three years following the termination of this agreement.

Section 13 ASSOCIATION RESPONSIBLE FOR PAYMENTS

Upon termination of or withdrawal from this Agreement by either party, the Association shall assume the obligations of any contract or outstanding bill executed by Agent under this Agreement for and on behalf of the Association and responsibility for payment of all unpaid bills. In addition, the Association shall furnish Agent security, in an amount satisfactory to Agent, against any obligations or liabilities which Agent may have properly incurred on the Association's behalf under this Agreement.

Agent may withhold funds for sixty (60) days after the end of the month in which this Agreement is terminated, in order to pay bills previously incurred but not yet invoiced and to close accounts. Agent shall deliver to the Association, within sixty (60) days after the end of the month in which this Agreement is terminated, any balance of monies due the Association which were held by Agent with respect to the Property, as well as a final accounting reflecting the balance of income and expenses with respect to the Property as of the date of termination or withdrawal, and all records, contracts, leases, receipts for deposits, and other papers or documents which pertain to the Property.

Section 14 RELATIONSHIP OF AGENT TO THE ASSOCIATION

The relationship of the parties to this Agreement shall be that of Principal and Agent, and all duties to be performed by Agent under this Agreement shall be for and on behalf of, in the name of and for the account of the Association. In taking any action under this Agreement, Agent shall be acting only as Agent for the Association, and nothing in this Agreement shall be construed as creating a partnership, joint venture, ~~joint employer~~ or any other relationship between the parties to this Agreement except that of Principal and Agent, or as requiring Agent to bear any portion of losses arising out of or connected with the ownership or operation of the Property. Nor shall Agent at any time during the period of this Agreement be considered a direct employee of the
Association. Neither party shall have the power to bind or obligate the other except as expressly set forth in this Agreement, except that Agent is authorized to act with such additional authority and power as may be necessary to carry out the spirit and intent of this Agreement.

Section 15 INDEMNIFICATION SURVIVES TERMINATION

All representations and warranties of the parties contained herein shall survive the termination of this Agreement. All provisions of this Agreement that require the Association to have insured or to defend, reimburse, or indemnify Agent shall survive any termination; and if Agent is or becomes involved in any proceeding or litigation by reason of having been the Association's Agent, such provisions shall apply as if this Agreement were still in effect.

Section 16 HEADINGS

All headings and subheadings employed within this Agreement are inserted only for convenience and ease of reference and are not to be considered in the construction or interpretation of any provision of this Agreement.

Section 17 FORCE MAJEURE

Any delays in the performance of any obligation of Agent or Association under this Agreement shall be excused to the extent that such delays are caused by wars, national emergencies, natural disasters, strikes, labor disputes, utility failures, government regulations, riots, adverse weather, and other similar causes not within the control of Agent or Association, and any time periods required for performance shall be extended accordingly.

Section 18 COMPLETE AGREEMENT

This Agreement, including any specified attachments, constitutes the entire agreement between the Association and Agent with respect to the management and operation of the Property and supersedes and replaces any and all previous management agreements entered into or/and negotiated between the Association and Agent relating to the Property covered by this Agreement. No change to this Agreement shall be valid unless made by supplemental written agreement executed and approved by the Association and Agent. Except as otherwise provided herein, any and all amendments, additions, or deletions to this Agreement shall be null and void unless approved by the Association and Agent in writing. Each party to this Agreement hereby acknowledges and agrees that the other party has made no warranties, representations, covenants or agreements, express or implied, to such party, other than those expressly set forth herein, and that each party, in entering into and executing this Agreement, has relied upon no warranties, representations, covenants or agreements, express or implied, to such party, other than those expressly set forth herein.

Section 19 RIGHTS CUMULATIVE; NO WAIVER

No right or remedy herein conferred upon or reserved to either of the parties to this Agreement is intended to be exclusive of any other right or remedy, and each and every right and remedy shall be cumulative and in addition to any other right or remedy given under this Agreement or now or hereafter legally existing upon the occurrence of an event of default under this Agreement. The failure of either party to this Agreement to insist at

any time upon the strict observance or performance of any of the provisions of this Agreement, or to exercise any right or remedy as provided in this Agreement, shall not impair any such right or remedy or be construed as a waiver or relinquishment of such right or remedy with respect to subsequent defaults. Every right and remedy given by this Agreement to the parties to it may be exercise from time to time and as often as may be deemed expedient by those parties.

Section 20 APPLICABLE LAW AND PARTIAL INVALIDITY

The execution, interpretation, and performance of this Agreement shall in all respects be controlled and governed by the laws of the State of WISCONSIN. If any part of this Agreement shall be declared invalid or unenforceable, Agent shall have the option to terminate this Agreement by notice to the Association.

21 NOTICES

Any notice required or provided for in this Agreement shall be in writing and shall be addressed as indicated below or to such other address as Agent or the Association may specify hereafter in writing.

21.1 TO AGENT

HUNT MANAGEMENT INCORPORATED
10520 N. BAEHR ROAD, SUITE Q
MEQUON, WI 53092
(OR LEGAL ADDRESS)

21.2 TO THE ASSOCIATION

President of the Board (CURRENT
LEGAL ADDRESS)

21.3.1 DELIVERY OF NOTICES

Notices or other communications between the parties to this Agreement may be mailed by United States registered or certified mail, return receipt requested, postage prepaid, and may be deposited in a United States Post Office or a depository regularly maintained by the post office. Such notices may also be delivered by hand or by any other receipted method or means permitted by law. For purposes of this Agreement, notices shall be deemed to have been "given" or "delivered" upon personal delivery thereof or forty-eight (48) hours after having been deposited in the United States mails as provided herein.

Section 22 AGREEMENT NOT BINDING ON SUCCESSORS AND ASSIGNS WITHOUT WRITTEN CONSENT OF THE ASSOCIATION

This Agreement shall be binding upon and inure to the benefit of the successors and assigns of Agent and the heirs, administrators, successors, and assigns of the Association. Notwithstanding the preceding sentence, Agent shall not assign its interest under this Agreement without the written consent and permission of the Board.

SECTION 23 SEE ATTACHED EXHIBITS "A", AND "B" FOR FURTHER AGREEMENT DETAILS

SIGNATURES

IN WITNESS WHEREOF, the parties hereto have affixed or caused to be affixed their respective signatures this 9 day of October, 2018

Board: _____

BY Nick Wellenstein-LOTL Board President

Agent: HUNT MANAGEMENT INCOROPORATED

BY _____

Exhibit "A"

Landmark on the Lake (LOTL) / Hunt Management (Hunt) Agreement

DETAILED SUMMARY OF SERVICES

I. ADMINISTRATIVE SERVICES

A. Serve the Board of Directors as agent, consultant and overall administrator of the association.
   1. Draw upon our own expertise and/or secure the appropriate counsel to ensure that the Board is kept properly advised and informed toward discharging its responsibilities as executive governing body.
   2. Serve to buffer the Board from day-to-day communication with the "Owners" and their respective concerns, questions, comments, etc.
   3. Represent the Board in it's dealings with the Owners, employees, contractors, vendors, governmental bodies and agencies, legal counsel, accountant, etc.
   4. Overall, administer the day-to-day affairs of the Association toward the development and maintenance of a truly "executive" Board of Directors.

B. Receive and effectively respond to all Owner requests, questions, comments and concerns.
   1. Promptly and effectively address owner requests for documents, information and general advice.
   2. Promptly process properly reported complaints and violations of the Rules and Regulations in accordance with Board prescribed policies, i.e.:
      a. Immediate action by Management;
      b. Referring the matter to the appropriate authority or committee;
      c. Assisting authority or committee in reviewing and hearing complaints and appeals;
      d. Acting on behalf of authority or committee to file complaints, issue sanctions, and take appropriate action toward ultimate resolution.

C. Receive and promptly address requests from real estate agents, lenders, appraisers, attorneys, etc.
   1. Answer questions regarding owner occupancy, association financial status and structure, budget expense inclusions and forthcoming capital improvements.
   2. Complete pre-sale assessment account status verifications, questionnaires and forms.
   3. Provide copies of Association Governing Documents.

D. Keep and maintain all Association records.
   1. Amass and maintain a complete set of records for the Association, i.e.:
      a. Association Governing Documents.
      b. Service and employment contracts;
      c. Unit Owner/tenant register and related correspondence,
      d. Financial records, etc.;
      e. Financial statements and tax records;
      f. Meeting Minutes, general Association correspondence, etc.
   2. Serve as the single source of information and documentation distribution for Association.

Exhibit "B"

Landmark on the Lake (Association) / Hunt Management (Hunt) Agreement

The following will further defines Section 2 of the Management Agreement and Exhibit "A".

Summary of Full Service Property Management

The General Manager of Hunt shall lead and oversee the Property Manager and Assistant Property Manager; or Co-Managers (if such arrangement is established). Management shall provide the following specific services:

Weekly and Month-end Management Reports, to include:

Primary Report format to be a prioritized list of current business items noting the status, estimated completion date and related comments
Additional reports to include":

Staff Schedule & Absence Report (Includes Manager Off-Site hours)
Move Ins/Move Outs – Current Week/Future Week
Unit Construction – open/closed
Monthly Schedule including subsequent month's items as part of annual operations plan)

Daily management responsibilities for all operations and projects, including:

Financial Management and Reporting
Outsourced bookkeeping; and outsourced computer processing of accounting and property management service for Association and Units.
Oversight of Association Staff/Contracted Staff Management – (Time/Schedule Authorization)
Weekly posted attendance schedule/time sheet support of Property Manager/Assistant Manager

Facility Management (with assistance of Association staff):

Major Systems
Major reserve project management
Major facilities management (window/unit leaks – plumbing issues)
Schedule Maintenance/Repairs/Grounds/Work Orders
Proactive approach to Luxury Managed facility as LOTL is staffed by concierge
Weekly walkthrough and report
Owner/Tenant Relations and Support
Unit Sales – Doc prep/support through process

Tenant Leasing Program
Occupancy Log
Rules enforcement
Move In/Move Out Log – including floor condition logs (tracked daily)
Annual Pet Registration

Administrative Support (including custodian of Major Documents)

Rules (and change history log)
Bylaws (and change history log)
Insurance Policies
Vendor Contracts
Open Board Meeting – agendas & minutes – unit owner notification
Host monthly / quarterly town hall meetings
HR Records and Files
Reserve/Engineering study management
Legal issues – tracked, resolved
Work Order Log – tracked through resolved
Track and record repair and replacement history for future use and "Lesson's learned".
Accounting Records for 10 years

This Exhibit B further defines the Services required under the Management Agreement and Exhibit "A". In the event of a conflict between the terms and conditions provided in the Management Agreement and Exhibit "A" with this Exhibit "B", Exhibit "B" will take precedence. In the event of conflict between Exhibit "A" and the Management Agreement, Exhibit "A" shall take precedence.