FOURTH AMENDMENT TO LEASE

This **Fourth Amendment to Lease** (this "**Amendment**") is made and entered into as of October 17, 2025 (the "**Effective Date**"), by and between **Silvernail Village LLC** ("**Landlord**") and **Midwest Dental Care, Mondovi, Inc.** ("**Tenant**").

RECITALS

A. Landlord (as successor to ALR Joint Venture) and Tenant are parties to that certain **Lease dated April 5, 1993** (the "**Lease**"), as amended, covering the premises commonly known as **Suites 2303 & 2305**, within the property at West Silvernail Road, Pewaukee/Waukesha, Wisconsin, consisting of **approximately 2,446 rentable square feet** (the "**Premises**"). (See 1993 Lease and the rent table in the **Third Amendment**, which identifies 2,446 RSF.)

B. The **Third Amendment to Lease dated November 22, 2017** (the "**Third Amendment**") extended the Lease term to **January 31, 2026** and provided renewal options.

C. The parties now desire to extend and modify the Lease on the terms set forth below, which reflect the mutually selected **Option 2** business terms (Landlord funds the full Tenant Improvement scope; increased starting Base Rent and escalators).

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, **Landlord and Tenant agree** as follows:

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1) Definitions; Ratification

Unless expressly modified by this Amendment, all defined terms and provisions in the Lease (as previously amended) remain unchanged and are ratified and confirmed. In the event of a conflict between this Amendment and the prior Lease documents, **this Amendment controls.**

2) Renewal Term

The Lease is renewed for a **five (5) year term** commencing **February 1, 2026** (the "**Renewal Term Commencement Date**") and expiring **January 31, 2031** (the "**Renewal Term**"). (The day after the Third Amendment term ends.)

3) Base Rent (NNN)

a. **Premises Size (RSF).** For rent-calculation purposes during the Renewal Term, the Premises contains **2,446 RSF**.

b. **Base Rent & Escalations.** Beginning on the Renewal Term Commencement Date, Tenant shall pay Base Rent on a **NNN** basis in the amounts below (3.25% annual escalators):

Lease Year	PSF Rate	Annual Base Rent	Monthly Base Rent
2/1/2026 – 1/31/2027	**$18.900**	**$46,229.40**	**$3,852.45**
2/1/2027 – 1/31/2028	**$19.514**	**$47,731.24**	**$3,977.60**
2/1/2028 – 1/31/2029	**$20.148**	**$49,282.01**	**$4,106.83**
2/1/2029 – 1/31/2030	**$20.803**	**$50,884.14**	**$4,240.35**
2/1/2030 – 1/31/2031	**$21.479**	**$52,537.63**	**$4,378.14**

c. **Operating Structure.** Tenant continues to pay **Taxes/CAM/Insurance** on a proportionate-share, triple-net basis, and **separately metered in-suite utilities**, with customary monthly estimates and annual reconciliation as provided in **Lease §§4, 6 & 7** (and as acknowledged in the Third Amendment).

4) HVAC Repair/Replacement Cost Cap

During the Renewal Term, Tenant's total obligation (whether direct-billed or via CAM) for **HVAC repairs and/or replacement** relating to the Premises shall be **capped at $1,500.00 per Lease Year**. Amounts exceeding that cap in any Lease Year shall be **Landlord's responsibility** and shall **not** be passed through to Tenant (whether as CAM or otherwise). Tenant remains responsible for routine **filter changes and ordinary preventive maintenance** to the extent required under the Lease.

5) Tenant Improvements – Landlord-Funded

a. **Landlord TI Obligation.** Landlord shall **fund one hundred percent (100%)** of the mutually approved Renewal TI scope described below (collectively, the "**TI Work**"). The TI Work includes, without limitation:

• **Windows (Pella 250 Series – vinyl; 10 units)** – $39,505.20

• **Back Door & Transom (Waudena steel, full-view glass with transom)** – $4,402.00

• **Interior Paint (two colors)** – $5,275.00

• **New Carpet & Vinyl Flooring** (Tenant to move chairs; removal/haul-away included) – $13,404.48

• **ACG Project Management Fee** – $3,755.20

(Total: **$66,341.88.**)

b. **Delivery/Process.** The TI Work, contractors, plans/finishes, and schedule shall be selected and paid directly by the Landlord.

c. **No Amortization.** Other than the Base Rent set in Section 3, **no additional rent, amortization or reimbursement** is due from Tenant for the TI Work.

6) Renewal Option After the Renewal Term

The "Option to Extend" provision in the Third Amendment is **amended and restated** as follows: Provided Tenant is not in default at the time of exercise or on the Renewal Option Commencement Date, Tenant shall have **one (1) additional renewal option** to extend the Lease for **five (5) years** (the "**Renewal Option**"), exercisable by written notice to Landlord given **no later than six (6) months** prior to the expiration of the Renewal Term. **Base Rent** during the Renewal Option term shall be the **then-prevailing fair market rental rate** for comparable medical/dental office space in the submarket, considering concessions (if any) and other relevant market factors, and shall be documented by an amendment (or notice) before the Renewal Option Commencement Date.

7) Brokerage/Leasing Fee

Landlord shall pay **Swearingen Realty Group, L.L.C.** (the "**Broker**") a leasing commission equal to **two percent (2.00%) of total Base Rent** payable for the **initial five-year Renewal Term** (Base Rent only; **NNN, utilities, additional rent, and other charges excluded**).

8) Miscellaneous

a. **No Other Changes.** Except as expressly modified by this Amendment, the Lease remains in full force and effect and is hereby ratified.

b. **Counterparts; Electronic Signatures.** This Amendment may be executed in **counterparts** and by **electronic signatures** or PDF copies, each of which shall be deemed an original and all of which together constitute one instrument.

c. **Authority.** Each signatory represents that it has full authority to bind the party on whose behalf it signs.

d. **Successors and Assigns.** This Amendment binds and benefits the parties and their respective **successors and assigns**.

e. **Conflict Check.** If any provision of this Amendment conflicts with the Lease, this Amendment controls.

LANDLORD:

Silvernail Village LLC

By: Jay Orcholski 2025-10-16

Name: Jay Orcholski

Title: Authorized Signer

TENANT:

MIDWEST DENTAL CARE, MONDOVI, INC.

By: W.P. McCarthy

Name: William P. McCarthy

Title: Assistant Secretary - Real Estate

Date: 10/23/25