

SOUTH CENTRAL SERVICE COOPERATIVE
UPDATED LEASE AGREEMENT
July 1, 2019

THIS LEASE AGREEMENT is made by and between South Central Service Cooperative (hereinafter called "Lessor") and Independent School District 77 (hereinafter called "Tenant") and witnesses as follows:

1. **LEASE AND TERM.** Lessor hereby leases to Tenant and Tenant hereby takes from Lessor, 14,824 square feet located at 1610 Commerce Drive, North Mankato, Minnesota. The Term of this lease shall commence on July 1, 2019 and end on June 30, 2034 unless extended or sooner terminated as hereinafter provided.
2. **POSSESSION.** Lessor shall deliver possession of the Premises on or before July 1, 2019.
3. **SERVICES.** So long as Tenant is not in default under any of the conditions of this Lease, Lessor shall be responsible for the structure, roof, parking lot, water and sanitary sewer lines from street to building line, fire sprinkler system and structure insurance and liability coverage.

Tenant shall be responsible for all utility services, custodial, routine maintenance, alarm monitoring, all expendable supplies, refuse disposal and recycling, lessee's insurance coverage and any miscellaneous expenses of occupancy not otherwise specified.

4. **RENT.** Rent shall be as follows:

July 1, 2019-June 30, 2020	Total per annum: \$188,634.75
July 1, 2020-June 30, 2021	Total per annum: \$194,119.63
July 1, 2021-June 30, 2022	Total per annum: \$199,752.75
July 1, 2022-June 30, 2023	Total per annum: \$205,534.11
July 1, 2023-June 30, 2024	Total per annum: \$211,611.95
July 1, 2024-June 30, 2025	Total per annum: \$217,838.03
July 1, 2025-June 30, 2026	Total per annum: \$224,212.35
July 1, 2026-June 30, 2027	Total per annum: \$230,734.91
July 1, 2027-June 30, 2028	Total per annum: \$237,553.95
July 1, 2028-June 30, 2029	Total per annum: \$244,521.23
July 1, 2029-June 30, 2030	Total per annum: \$251,636.75

July 1, 2030-June 30, 2031 Total per annum: \$259,048.75
July 1, 2031-June 30, 2032 Total per annum: \$266,608.99
July 1, 2032-June 30, 2033 Total per annum: \$274,465.71
July 1, 2033-June 30, 2034 Total per annum: \$282,619.41

5. **MISCELLANEOUS.** Tenant agrees as follows:

- a. To keep the Premises in as good condition and repair as they were in at the time that Tenant took possession of same, reasonable wear and tear, excepted.
- b. Not to commit any nuisance or waste on the Premises, throw foreign substances in plumbing facilities, or waste any of the utilities furnished by Landlord.
- c. Not to erect signs on or about the Premises without written permission of Lessor.
- d. That the cost to repair any damage to the Premises in excess of reasonable wear and tear shall be the responsibility of the tenant.

If Tenant shall fail to keep and preserve the Premises in the state of condition required by the provisions of this Lease, or if Tenant fails to observe any of its other requirements pursuant to this Lease and the same may be cured by the expenditure of money, Lessor may, at its option, and after 30 days' notice put or cause the same to be put in the condition and state of repair agreed upon, or expend any such funds in order to cure such default, and in such case, Tenant, on demand, shall pay, as Additional Rent, the cost thereof.

6. **INSURANCE.** The Tenant shall maintain, at its owns expense, fire and extended coverage insurance which insures all the Tenant's fixtures, personal property, and contents located in the Premises or elsewhere inside or outside the building. The Tenant, upon request by Lessor, shall furnished proof of such coverage.

Lessor: South Central
Service Cooperative

By: Les Martinez

Its: CEO

Date: 6/18/19

Tenant: Independent School
District 77

By: _____

Its: _____

Date: _____