

**AMENDMENT NO. 1
TO LEASE AGREEMENT**

THIS AMENDMENT is made this _____ day of January, 2011, the date of the signature of the parties notwithstanding, by and between the City of Ramsey, Anoka County, Minnesota, a Minnesota municipal corporation ("LANDLORD") and the County of Anoka, a political subdivision of the State Minnesota ("TENANT").

WITNESSETH:

WHEREAS, the LANDLORD and TENANT wish to amend the Lease Agreement for leased space for the Anoka County Ramsey License Bureau dated March 8, 2010, for space at the Ramsey Municipal Center; and

WHEREAS, Paragraph 37.c. Entire Agreement of said Agreement provides no subsequent alteration, amendment, change or addition to this Lease shall be binding upon LANDLORD or TENANT unless reduced to writing and executed in the same form and manner in which this Lease is executed.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter stated or contained in the Agreement, the parties do hereby agree as follows:

1. The parties agree to change Paragraph 7. SIGNS, to read as follows:

Any sign, lettering, picture, notice or advertisement installed on or in any part of the Leased Space and visible from the exterior of the Leased Space, or visible from the exterior of the Leased Space, must be approved in advance by LANDLORD and installed at TENANT's expense. In the event of a violation of the foregoing by TENANT, LANDLORD may remove the same without any liability and may charge the expense incurred by such removal to TENANT.

Notwithstanding the foregoing, the parties agree as follows:

TENANT shall have the right, at TENANT's expense, to install a sign reading "License Center" on the south side of the Municipal Ramp that will match the color, size and material of the existing "Ramsey Municipal Ramp" sign. The License Center sign shall be located below the "Ramsey Municipal Ramp" sign. LANDLORD shall install "up lighting" of the License Center sign that mirrors the

existing downlighting of the Ramsey Municipal Ramp sign as part of the buildout. LANDLORD shall be responsible for the payment of all costs associated with the ongoing cost of electricity to illuminate the License Center sign.

TENANT shall, at its own expense, also have the right to install signage on the west-north (Sunwood Boulevard) side of City Hall, provided that said signage is the same location as the existing "City Hall" and "Ramsey Municipal Center" signage and the same size and matching color to the existing signage on the building.

At its own expense, LANDLORD shall construct and maintain three monument signs. The first monument sign shall be located at the intersection of Armstrong Boulevard and State Trunk Highway 10, and shall be constructed in substantially the same manner as depicted in Exhibit 1 to this addendum. TENANT's name and logo shall appear at the location depicted in Exhibit 1. The second monument sign shall be located at the intersection of Ramsey Blvd. and State Trunk Highway 10 and constructed in substantially the same manner as depicted in Exhibit 2 to this addendum. TENANT's name and logo shall appear at the location depicted in Exhibit 2. The third monument sign shall be located in front of the Ramsey Municipal Center adjacent to State Trunk Highway 10 in the same manner as depicted in Exhibit 3 to this addendum. TENANT's name and logo shall appear at one of the two locations directly below the Reader Board.

The LANDLORD shall, at LANDLORD's expense, place -directional signage to the Leased Space within the Ramsey Municipal Center and Municipal Parking Ramp.

Other than as provided herein, any signs installed on highway or street right-of-way shall be installed only with the necessary local regulatory agency approval.

2. This Amendment is hereby made a part of and shall be amended to the Agreement of the parties.

3. All other terms and conditions of the original Agreement shall remain in full force and effect.

(Rest of page left intentionally blank)

IN WITNESS WHEREOF, the parties have signed this Amendment on the dates written below.

LANDLORD:

**CITY OF RAMSEY, a
Minnesota Municipal Corporation**

By: _____
Bob Ramsey, Mayor

Dated: _____

By: _____
Kurtis G. Ulrich
City Administrator

Dated: _____

APPROVED AS TO FORM

By: _____
William Goodrich
City Attorney

Dated: _____

TENANT:

COUNTY OF ANOKA

By: _____
Rhonda Sivarajah, Chair
County Board of Commissioners

Dated: _____

By: _____
Terry L. Johnson
County Administrator

Dated: _____

APPROVED AS TO FORM

By: _____
Dan Klint
Assistant County Attorney

Dated: _____