

RELEASE OF LAND FROM AND AMENDMENT TO LEASE AGREEMENT

1. **Parties.** The parties to this Release of Land from and Amendment to Lease Agreement (“Amendment”) are the Economic Development Authority of the City of Ramsey, Minnesota, a public body corporate and politic (“Landlord”), and the City of Ramsey, a municipal corporation and political subdivision of the State of Minnesota (“Tenant”).

2. **Effective Date.** This Amendment is effective as of the ____ day of _____, 2010.

3. **Recitals.**

3.1 **Recital One.** Landlord and Tenant are parties to a Lease Agreement dated June 1, 2005 (the "Lease"). The Lease is described in and evidenced of record by a Memorandum of Lease dated June 1, 2005 and recorded in the office of the Anoka County Recorder and the Anoka County Registrar of Titles on December 8, 2005 as Document Nos. 485607.003 (Torrens) and 1980341.002 (Abstract).

3.2 **Recital Two.** The property subject to the Lease is legally described as Lots 1 and 1A, Block 1, Ramsey Town Center Fifth Addition, Anoka County, Minnesota, and is defined in the Lease as the “Land.”

3.3 **Recital Three.** Landlord and Tenant desire to release certain unimproved and non-essential portions of the Land from the Lease.

3.4 **Recital Four.** The City is in the process of replatting the Land and other property and, as a result, the legal description of the portion of the Land that is not being released will change.

3.5 **Recital Five.** Landlord and Tenant desire to amend the Lease to redefine the term “Land” to reflect the new platted description.

4. **Defined Terms.** Capitalized terms used in this Amendment and not otherwise defined herein shall have the meanings ascribed to those terms in the Lease.

5. **Release.** Landlord and Tenant agree that portion of the Land, as defined in the Lease, that is described on the attached Exhibit A is hereby released from the Lease.

6. **Amendment.** Upon the recording of the Plat of COR ONE, Anoka County, Minnesota, the Lease is amended to delete Exhibit A from the Lease in its entirety and to replace it with the Amended and Restated Exhibit A attached hereto as Exhibit B.

7. **No Additional Changes.** Except as expressly modified by this Amendment, the Lease remains unmodified and in full force and effect.

8. **Counterparts; Digital Copies.** This Amendment may be executed in several counterparts as deemed necessary or convenient, each of which, when so executed, shall be deemed an original, provided that all such counterparts shall be regarded as one and the same

Signature and Notary page to Release of Land from and Amendment to Lease Agreement.
EXHIBIT A

DESCRIPTION OF THE RELEASED PROPERTY

THAT PART OF LOT 1, BLOCK 1, RAMSEY TOWN CENTER FIFTH ADDITION, ANOKA COUNTY, MINNESOTA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE NORTH 23 DEGREES 49 MINUTES 27 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 274.15 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH 66 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 210.22 FEET TO THE NORTHWEST CORNER OF LOT 2 BLOCK 1, RAMSEY TOWN CENTER FIFTH ADDITION; THENCE SOUTH 23 DEGREES 49 MINUTES 27 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 66 DEGREES 10 MINUTES 33 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 226.57 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 23 DEGREES 49 MINUTES 27 SECONDS WEST, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 2, A DISTANCE OF 11.00 FEET; THENCE NORTH 66 DEGREES 10 MINUTES 33 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID RAMSEY TOWN CENTER ADDITION; A DISTANCE OF 375.32 FEET; THENCE SOUTH 23 DEGREES 49 MINUTES 27 SECONDS WEST, PARALLEL WITH SAID WEST LINE OF LOT 1, A DISTANCE OF 193.16 FEET TO THE SOUTH LINE OF SAID RAMSEY TOWN CENTER FIFTH ADDITION; THENCE NORTH 66 DEGREES 10 MINUTES 33 SECONDS WEST, ALONG SAID SOUTH LINE OF RAMSEY TOWN CENTER FIFTH ADDITION, A DISTANCE OF 61.47 FEET TO THE POINT OF BEGINNING.

[INSERT SKETCH OF PROPERTY]

EXHIBIT B

AMENDED AND RESTATED EXHIBIT A
TO LEASE AGREEMENT

DESCRIPTION OF LAND, PROJECT
IMPROVEMENTS AND PROJECT EQUIPMENT

Part I

Land

Lots 1 and 1A, COR ONE, Anoka County, Minnesota, according to the recorded plat thereof.

Part II

Project Improvements

The Project and underlying site work (more specifically defined in Section 1.1 of this Lease).

Part III

Project Equipment

All fixtures included in the Project and any and all tangible items of personal property (more specifically defined in Section 1.1 of this Lease).