

**AMENDMENT TO LEASE FOR PART OF COMMERCIAL BUILDING
LOCATED AT 6701 HIGHWAY 10 NW, RAMSEY, MN**

This Amendment dated as of the _____ day of June, 2013, is by and between the City of Ramsey, a Minnesota Municipal Corporation, 7550 Sunwood Drive, Ramsey, MN 55303, Second Party, (“LESSOR”) and NORTHWEST ANOKA COUNTY COMMUNITY CONSORTIUM, a joint powers board organization pursuant to Minnesota Statutes, section 471.59, 2829 Verndale Avenue, Suite 2, Anoka Minnesota 55303, Second Party (“LESSEE”)

WITNESSETH:

WHEREAS, LESSOR and LESSEE are parties to that certain Lease Agreement dated as of February 7, 2007 (the “Lease”) for that property known as the southerly 4,820 square feet of the building located at 6701 Highway 10 NW, Ramsey, Minnesota (the “Building”). The Building is located on the following legally described property:

Lot 3, Block 1, DEAL INDUSTRIAL PARK, Anoka County, Minnesota,

WHEREAS, LESSOR and LESSEE desire to amend the Lease as set forth herein.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the parties agree as follows:

1. Paragraph 3. **Term** is deleted and replaced with the following section:
 3. **Term.** Lease term shall commence on the first day of March, 2007, (the “Commencement Date” **and expire on the 31st day of December, 2016**, at midnight, unless extended or sooner terminated as hereinafter provided (the Lease Term”. Notwithstanding the stated expiration date herein, the LESSOR may upon 30 day prior written notice to LESSEE, terminate the Lease and require LESSEE to vacate the Premises.

2. Paragraph 7. **Utilities** is deleted and replaced with the following section:
 7. **Utilities.** LESSEE shall pay for all utilities required by it for its use of the Premises, except that LESSEE and LESSOR will share the natural gas heating expense, electric expense and city utilities such that LESSOR shall pay

40% of said expense and LESSEE will pay 60% of 50% of total costs of said utilities.

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Except as set forth above, all other terms and conditions of the Lease shall remain in full force and effect in accordance with their original terms.

IN WITNESS WHEREOF, the parties hereto have executed this instrument as of the date first above written.

LESSOR:

**CITY OF RAMSEY
COUNTY**

BY: _____
Its: Mayor

BY: _____
Its: City Administrator

LESSOR:

**NORTHWEST ANOKA COUNTY
COMMUNITY CONSORTIUM**

BY: _____
Its: Board Chair