

AMENDMENT ONE TO LEASE
DATE: September 18, 2013

PROPERTY ADDRESS

6701 Highway 10 Hwy 10 NW Ramsey, Minnesota 55303

WHEREAS, **City of Ramsey** (Landlord) and **Pact Charter School** (Tenant) have entered into a Lease Agreement dated **July 11th, 2013** ("Lease"):

WHEREAS, The Tenant wishes to Lease additional square footage within the "Premises" and make some additional Tenant improvements.

NOW THEREFORE: Landlord and Tenant agree to the following:

- 1) Tenant's square footage will increase by 1,848 square feet from the current 5,460 square feet to a new total of 7,308 square feet.
- 2) Tenant's new total leased area is shown on the attached Exhibit A to this Amendment One of the Lease, to include door 1 and door 5. Tenant will NOT have use of door 5 for ingress or egress.
- 3) Tenant will use the space for additional bus storage and the storage of maintenance inventory such as air and oil filters. Tenant understands this area is NOT a secured area and can be open to other Tenants.
- 4) Tenants monthly payment will increase from \$455 per month plus electricity (sub-metered) to \$609 per month plus electricity, beginning October 1, 2014.
- 5) Tenant will be adding exterior lighting to the exterior of the Premises, at Tenant's sole expense. This exterior lighting will be connected to Tenants electrical sub-meter and Tenant will be responsible for the electricity expense. These improvements shall be left in place and become the property of the Landlord at the expiration of the Lease term.
- 6) The Lease for the original space and the additional space will expire on July 30th, 2014.
- 7) Except as expressly amended hereby, all of the terms, provisions, covenants and conditions of the Lease are hereby ratified and confirmed and shall continue in full force and effect.

Landlord
City of Ramsey

Tenant
Pact Charter School

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

Exhibit A

Cold storage space
of approximately 5,040 sq ft
Includes doors 1, 2, 3, 4, 5, 12, 13, 14, 15



Joint or common
access and drive lane

Heated and demised bay
of 420 rsf