

AMENDMENT ONE TO LEASE

DATE: January 28th, 2015

PROPERTY ADDRESS

An unimproved parcel immediately west of 6781 Highway 10NW , Ramsey MN approximately 15,000 square feet of outside storage space located in the southern section of the real property legally described as TRACT A REGISTERED LAND SURVEY NO 249 Anoka County, Minnesota PID # 34-32-25-21-0103

WHEREAS, City of Ramsey Landlord, and Pro Power Sports & Marine, Inc. Tenant, have entered into a Lease Agreement dated March 1, 2014 ("Lease");

WHEREAS, Tenant's Lease is set to expire on February 28th, 2015.

WHEREAS, Paragraph 5b "Option Term" allows the Tenant to extend the lease for an additional one (1) year.

WHEREAS, Tenant wishes to exercise the "Option Term" to extend the lease for an additional one (1) year term.

NOW THEREFORE: Landlord and Tenant agree to the following:

- 1) Tenant's Lease shall be extended from February 28th, 2015 through February 28th, 2016.
- 2) Tenant's monthly rental payment will change from \$525.00 per month to \$540.75 per month beginning on March 1, 2015 and will continue at \$540.75 per month through the expiration of the Lease term on February 28th, 2016.
- 3) 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
 By: [Signature]
 Its: City Administrator
 Date: 2/11/15

Tenant:
 Pro Power Sports & Marine, Inc.
 By: [Signature]
 Its: President
 Date: 1/29/2015