

LEASE AMENDMENT

This Lease Amendment amends the November 3, 2011, Lease entered into by and between the City of Ramsey and Todd Bialon, a copy of which is attached as Exhibit A.

Recitals

1. The Initial Term of the original Lease was for a period of five years with an option to extend another two years for both Parcel 1 and Parcel 2.
2. The Initial Term ends November 2, 2016.
3. Tenant wishes to extend the Initial Term for a period of two years for both Parcels.
4. The Parcel 1 property identification number changed since the original Lease.

Agreement

1. All terms and conditions of the original Lease remain in effect except as otherwise modified by this Amendment.
2. The Term of the Lease is hereby extended by two years. Unless otherwise modified by the parties pursuant to the requirements of the Lease, the Lease will terminate on November 2, 2018.
3. The leased Premises consists of 32,626 square feet of paved surface parking space, located on Parcel 1 and Parcel 2, as identified by the following Anoka County property identification numbers:
 - a. Parcel 1 – PIN 28-32-25-31-0020
 - b. Parcel 2 – PIN 28-32-25-31-0007

The legal descriptions for Parcel 1 and Parcel 2 are as set forth in Anoka County property records. To the extent those records conflict with the legal descriptions in the Lease Data Sheet for Parcel 1 and Parcel 2, the property records control.

4. Rental Rate Adjustments.


- a. The rent for the first year of the extension period (November 3, 2016, through November 2, 2017) shall be adjusted to \$1,686 per month, \$0.62 per square foot, or \$20,469 per year.
- b. The rent for the second year of the extension period (November 3, 2017, through November 2, 2018) shall be adjusted to \$1,719 per month, \$0.63 per square foot, or \$20,632 per year.

5. Any form of political signs, ads, or messages are prohibited from being located on the lease Premises.

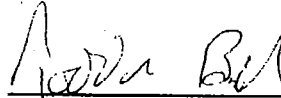
LANDLORD

TENANT

CITY OF RAMSEY

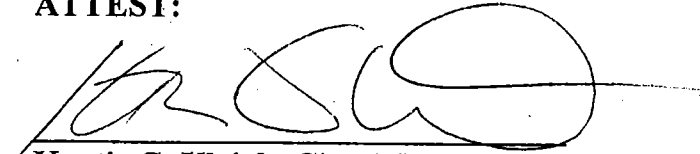


Sarah Strommen, Mayor



Todd N. Bialon

ATTEST:



Kurtis G. Ulrich, City Administrator