

AMENDMENT ONE TO LEASE

DATE: October 1, 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 16. Tenant will install electric garage door openers on these Bays and will connect to Tenants electrical submeter at Tenants sole expense. Tenant understands these improvements will be left in the building at the expiration of the Lease.
- 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, 2013.
- 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
 By: [Signature]
 Its: City of Ramsey
 Date: 10/10/13

Tenant
 Pact Charter School
 By: [Signature]
 Its: Pact Charter School
 Date: 10/10/13

AMENDMENT TWO TO LEASE

DATE: June 13th, 2014

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") and Amendment One of the Lease, dated October 1, 2013 ("Amendment").

WHEREAS, The Tenant wishes to extend the Lease for an additional one (1) year term.

NOW THEREFORE: Landlord and Tenant agree to the following:

- 1) Tenant's term shall be extended for One (1) year beginning August 1, 2014 and expiring on July 31, 2015.
- 2) 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: 

Its: 6/30/14 1/14

Date: Administrative

Tenant
Pact Charter School

By: 

Its: URS FINANCE MANAGER

Date: 6/16/2014

AMENDMENT THREE TO LEASE AGREEMENT

6701 Highway 10 N.W., Ramsey, Minnesota 55303

WHEREAS, City of Ramsey (Landlord) and PACT Charter School (Tenant) entered into a Lease Agreement dated July 11, 2013 ("Lease"), Amendment One of the Lease, dated October 1, 2013, and Amendment Two of the Lease dated June 13, 2014; and

WHEREAS, the Tenant wishes to extend the Lease for an additional five (5) year term and Landlord is amenable to such extension.

NOW THEREFORE: Landlord and Tenant agree to the following:

- 1) Tenant's term shall be extended for an additional five (5) years beginning August 1, 2015 and expiring on July 31, 2020 ("Extended Term").
- 2) Beginning on month thirty-seven (37) of the Extended Term, and at any time thereafter, this lease may be cancelled by either Tenant or Landlord by providing the other with sixty (60) days advance written notice of the intent to cancel. The lease may be cancelled by either party for any reason.
- 3) Beginning at the commencement of the Extended Term, the Landlord may terminate this lease with a nine (9) month written notice if all, or a portion of, the Subject Property is required for improvements related to U.S. Highway 10. This paragraph supersedes paragraph 2 above.
- 4) The lease rate for the Extended Term shall be as follows:

a. August 1, 2015 – July 31, 2016	\$627.27
b. August 1, 2016 – July 31, 2017	\$646.09
c. August 1, 2017 – July 31, 2018	\$665.47
d. August 1, 2018 – July 31, 2019	\$685.43
e. August 1, 2019 – July 31, 2020	\$706.00

Tenant shall continue to be responsible for Additional Rent as defined in the Lease.

- 5) 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: Mayor

By: [Signature]

Its: City Administrator

Date: 5/12/15

Tenant
PACT Charter School

By: [Signature]

Its: Executive Director

Date: 5/20/15