

**PURCHASE AGREEMENT
SECOND AMENDMENT**

This is the Second Amendment is to the Purchase Agreement by and between AEON RAMSEY 2 LLC, a Minnesota limited liability corporation, and the CITY OF RAMSEY, a Minnesota municipal corporation, with an effective date of May 28, 2019.

Recitals

1. Pursuant to the terms of the original Purchase Agreement and Purchase Agreement First Amendment, the Closing Date is to be no later than October 13, 2019.
2. Buyer seeks to move the Closing Date to be no later than January 13, 2020.
3. Buyer completed its inspection during the Inspection Period, which is expired, and Buyer also completed its examination of title.
4. Seller is willing to extend the Closing Date in exchange for receiving additional non-refundable escrow, in accordance with the terms set forth below.
5. The legal description of the subject property in the Purchase Agreement First Amendment is Outlot A, Greenway Terrace, Anoka County Minnesota.

Agreement

In consideration for the mutual promises set forth below, the parties agree as follows:

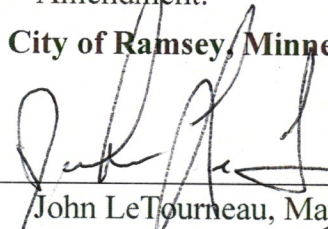
1. The above recitals are incorporated into the Agreement.
2. The Closing Date is hereby extended from October 13, 2019 to January 13, 2020.
3. Buyer acknowledges that the Inspection Period expired on November 1, 2017.
4. Buyer acknowledges that its title examination pursuant to section 5 of the Purchase Agreement is completed.
5. Buyer acknowledges that its contingencies under paragraphs 6.2 (Title), 6.4 (Document Review) have been satisfied. However, the contingencies under paragraphs 6.5 (Government Approvals) and 6.6 (Financing) of the Purchase Agreement are not yet complete but will be satisfied by the Closing Date.
6. Notwithstanding section 3 or any other provisions in the Purchase Agreement:

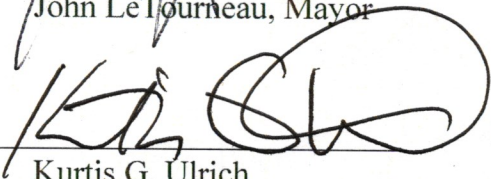
- a. Within three business days of execution of this Amendment, Buyer shall deposit an additional \$10,000.00 of Earnest Money with the Title Company, and said \$10,000.00 is immediately non-refundable.

7. The legal description in Exhibit B of the original Purchase Agreement is hereby replaced with the following: Outlot A, Greenway Terrace, Anoka County, Minnesota.

8. All other terms of the Purchase Agreement and Purchase Agreement First Amendment remain unchanged except to the extent inconsistent with this Second Amendment.

The City of Ramsey, Minnesota

By:  Dated: 5-29, 2019
John LeTourneau, Mayor

By:  Dated: 5-29, 2019
Kurtis G. Ulrich
City Administrator

Aeon Ramsey 2 LLC

By:  Dated: 6-3, 2019