

COMMERCIAL LEASE AGREEMENT

This Lease ("Lease"), made _____ (day) of _____ (month), 2026, by and between Tiger Investments, LLC (the "Landlord"), 546 Rice Street, Saint Paul, Minnesota 55103 and Ramsey County, a political subdivision of the State of Minnesota, through the Ramsey County Sheriff's Office, (the "Tenant") 425 Grove Street, Saint Paul, Minnesota 55101.

WITNESSETH:

Landlord, in consideration of the rents and covenants hereinafter mentioned, hereby leases, and the Tenant accepts the following described premises together with non-exclusive use of common areas (as hereinafter defined) in the building located in the City of Saint Paul, County of Ramsey, and State of Minnesota known as: 546 Rice Street, Saint Paul, Minnesota (the "Building"), consisting of approximately 4,400 square feet, known as Suite 100 and shown in the attached Exhibit A (the "Premises").

1. **TERM.** The term of this Lease (the "Term") commences on the date above (the "Commencement Date"), and ends on December 31, 2028 unless extended or sooner terminated as provided herein. Any entry by Tenant prior to the Commencement Date shall be subject to all of the terms and conditions of this Lease other than the obligation to pay Rent.
2. **ADDITIONAL TERMS.** Tenant may renew the term of this Lease for one (1) separate and additional term of 12 months (the "Additional Term") by delivering written notice of such election to Landlord within one hundred eighty (180) days prior to the expiration of the then current Initial Term. The Initial Term and any Additional Term elected hereunder are referred to as the "Term."
3. **USE.** Tenant shall have the right to occupy and use the Premises as the administrative offices and for no other purpose unless approved by Landlord in its sole discretion. Tenant shall comply with all Federal, State or local regulations governing the Tenant's use of said Premises. Any change or alterations of the Premises caused by Tenant's desired use (code compliance, etc.) shall be made or approved by the Landlord at Tenant's expense. Tenant shall not cause or permit any unusual noise, vibrations, odors or nuisance in or about the Premises.
4. **RENTAL.** Tenant shall pay rent at rate of \$5,500 per month for the Term of this Agreement.
 - a. **Additional Term.** Rent for the Additional Term shall be the Rent in force as of the last month of the immediately preceding Initial Term or Additional Term, as the case may be. Landlord reserves the right to modify the lease structure for the Additional Term to accommodate for actual changes in tax and utility costs after the Commencement Date of Lease. Within thirty (30) days after Tenant elects an Additional Term, Landlord shall deliver written notice to Tenant setting forth any such modifications of the Rent for the Additional Term for the Premises. If the parties cannot agree to Rent rate for the Additional Term in writing within thirty (30) days after the date Landlord delivers such notice then, election for such Additional Term shall be deemed revoked by Tenant.

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- b. Payments. Rent shall be paid monthly. The Landlord shall issue invoices to the Tenant by the fifth of each month. The Tenant shall provide payment consistent with state law and within 35 calendar days. If the initial month or the final month for which Tenant owes Rent is less than a full calendar month, Rent for such partial month shall be prorated at the rate of one-thirtieth of the monthly Rent for each day, payable in advance.

Invoices shall be provided via email to Darin McDonald, Inspector, Ramey County Sheriff's Office: darin.mcdonald@co.ramsey.mn.us.

Rent payments shall be mailed to: Tiger Investments, LLC, Attn: Gloria Contreras Edin, 663 University Ave., West, Suite 200, St. Paul, MN 55104, or an address as designated from time to time by notice in writing to Tenant.

- 5. **LATE PAYMENT FEE.** Payments which are not received by Landlord shall be subject to the provisions of Minn. Stat. 471.425.

- 6. **INTENTIONALLY OMITTED.**

- 7. **INTENTIONALLY OMITTED.**

- 8. **INTENTIONALLY OMITTED.**

- 9. **LANDLORD SHALL:**

- a. Be responsible for all repair, maintenance and cleaning of the Building apart from the Premises, including but without limitation the plumbing, exterior walls, furnace, air-conditioning units, and roof, and further agrees to replace any of said equipment when necessary.
- b. Landlord is under no obligation to make any structural or other alterations, decoration, additions or improvements in or to the Premises. Landlord disclaims any warranty that the Premises are suitable for Tenant's use and Tenant acknowledges that it has had a full opportunity to make its own determination in this regard.
- c. Hot and cold water from the City of Saint Paul mains for lavatory and toilet and drinking water purposes drawn through fixtures and lines installed by Landlord as of Commencement Date, and water for public lavatory purposes from regular Building supply at the prevailing temperature.
- d. Tenant may contract and hire the use of the dumpster and recycling bins (if any) next to the Building for normal office trash disposal.

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- e. Reserved parking (all spaces) for the Tenant shall be provided at no additional charge to the Tenant, in the area east of the premises. Any "reserved parking" signage desired shall be by Tenant at its sole expense.
- f. Exterior sign panels (2) at the northwest corner of building above first floor door/windows for Tenant signage. Tenant signage by Tenant at its sole expense.
- g. Landlord shall be responsible for maintenance of common areas, parking lots and exterior landscaping.

10. TENANT SHALL:

- a. Keep the Premises in as good condition and repair as they were in at the time the Tenant took possession, excepting reasonable wear and tear as well as damage from fires and other casualty for which insurance is normally procured, and in accordance with Section 12 of this Lease.
- b. Keep the Premises in a clean and sanitary condition.
- c. Be allowed to paint, display, inscribe or affix any sign, picture, advertisement, notice, lettering or direction on any part of the inside and outside of Building. All signage shall be by Tenant at its sole expense.
- d. Be allowed to provide window treatments, displays, and tinting on the inside or outside of the Building. All window treatments, displays, and tinting shall be by Tenant at its sole expense.

11. TENANT SHALL NOT:

- a. Make or permit use of the Premises which, directly or indirectly, is forbidden by law, ordinance, or governmental or municipal regulations or order, or which may be dangerous to life, limb or property.

12. INTERIOR MAINTENANCE. Tenant shall be wholly responsible for the interior maintenance and repair of the Premises, including entrance doors, and to keep the Premises in as good of a condition as when turned over to it, reasonable wear and tear and damage by fire and the elements and repair and maintenance of utilities excepted; and will keep the Premises in an orderly, clean and sanitary condition; will neither do nor permit to be done therein anything which is in violation of the terms of insurance policies on the Building that have been provided to Tenant or in violation of the laws or ordinances applicable thereto; will perform all janitorial services with respect to the Premises; and will replace all light bulbs, at its cost, within the Premises as necessary.

13. SERVICES AND UTILITIES. To the extent that Tenant desires the following, Tenant shall contract with and provide for the following services and utilities: telephone, security alarm,

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internet service, cable/satellite TV, and trash, and recycling service. Landlord shall contract with and provide for hot and cold water, sewer, electricity, gas, heat and air conditioning during such seasons of the year when such services are normally furnished in office buildings in the St Paul/Minneapolis metropolitan area. Tenant shall make reasonable efforts to conserve energy and avoid excessive energy consumption.

- 14. LANDLORD'S WARRANTIES.** The Landlord hereby warrants that it and no other person, firm, or corporation has the right to Lease the Premises. So long as the Tenant shall perform each and every covenant to be performed by the Tenant hereunder, the Tenant shall have peaceful and quiet use and possession of the Premises without hindrance on the part of the Landlord, and the Landlord shall defend the Tenant in such peaceful and quiet use and possession.
- 15. LANDLORD'S ACCESS.** The Landlord, its employees, and its agents shall have the right to enter the Premises at all reasonable times for the purpose of inspecting, cleaning, repairing, altering or improving the Premises or the Building or to exhibit the Premises to prospective tenants, purchasers, or others. Nothing in this paragraph shall be interpreted as requiring the Landlord to perform any such acts independent of the requirements of the other provisions of this Lease. Landlord shall use its reasonable efforts not to interfere with Tenant's said business operations.
- 16. COMMON AREAS.** The term "common area" means the interior and exterior portions of the Building designed for common uses or benefit of the tenants, including, but not limited to: main floor vestibule in the northeast corner of the Building, parking lots, sidewalks, stairs and ramps leading to the entrances to the Premises, the exterior area used for garbage storage and removal. The common area shall at all times be subject to reasonable, nondiscriminatory rules and regulations of the Landlord. The common area is hereby made available to Tenant and its employees, agents, customers and invitees for their reasonable nonexclusive use in common with other tenants, their employees, agents, customers and invitees, and the Landlord.
- 17. DAMAGE BY FIRE OR OTHER CASUALTY.** If fire or other casualty shall render the Premises untenantable, this Lease shall terminate forthwith, and all remaining Rent Reserves shall be paid to Tenant within ten (10) days, together with any pre-payments of rent on a pro rata basis and Tenant shall not be further liable hereunder; provided, however, that if the Premises can be repaired within one hundred twenty (120) days from the date of such event, then at the Landlord's option, by notice in writing to the Tenant, mailed within twenty-one (21) days after such damage or destruction, this Lease shall remain in full effect, but the Rent for the period during which the Premises are untenantable shall be abated until Tenant can't resume full business operations therein; provided, however, that if Tenant does not restore its leasehold improvements and trade fixtures with due diligence, abatement shall cease as of the date restoration could have been completed using due diligence.

18. LANDLORD'S INSURANCE.

- a. During the Term, Landlord shall maintain at its own expense liability insurance, with coverage limits of not less than \$1,000,000, fire insurance with extended coverage, boiler

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and pressure vessel insurance, and other insurance on the Building with coverage in an amount not less than those which are from time to time acceptable to a prudent owner in the area in which the Building is located. Policies for such insurance shall waive, to the extent available from Landlord's carrier(s), any right of subrogation against Tenant. Landlord shall include Tenant as an additional insured under applicable liability policies.

- b. Landlord agrees that Tenant and its officers and employees shall not be liable to Landlord for any damage to or loss of personal property in the Building unless such damage or loss is the result of the gross negligence or willful misconduct of Tenant, its officers or employees, and Tenant and its officers and employees shall not be liable to Landlord for any such damage or loss, whether or not the result of their gross negligence or willful misconduct to the extent Landlord is compensated therefor by Landlord's insurance.

19. INTENTIONALLY OMITTED.

20. ALTERATIONS BY TENANT. Tenant may from time to time, at its own expense, make changes, additions, and improvements in the Premises to better adapt the same to its business, provided that any such change, addition or improvement shall:

- a. Comply with the requirements of any governmental or quasi-governmental authority having jurisdiction and any applicable code;
- b. Be made only with the prior written consent of Landlord; which consent shall not be unreasonably withheld, but that no consent shall be required for improvements costing, in any one instance, less than \$5,000 so long as such improvements are non-structural and do not affect the exterior of the building (including doors and windows) and Tenant provides prior written notice to Landlord of such improvements; and
- c. Be carried out only by licensed contractors selected by the Tenant and approved in writing by Landlord (which consent shall not be unreasonably withheld), who shall, if required by Landlord, deliver to Landlord before commencement of the work, proof of workers' compensation and public liability and property damage insurance coverage, with Landlord named as an additional insured, in amounts, with companies, and in form reasonably satisfactory to Landlord, which shall remain in effect during the entire period in which the work will be carried out. Any increase in fire or casualty insurance premiums for the Building attributable to such change, addition or improvement (other than the initial tenant improvements) shall be borne by Tenant. In addition, prior to beginning any such change, addition or improvement, other than initial tenant improvements, Tenant agrees to obtain and deliver to Landlord such security against mechanic's liens as Landlord shall reasonably request. Funds from these deposits can be released directly to each contractor in exchange for lien waivers or returned to Tenant upon completion and proof of payment and furnished lien waivers.

21. TRADE FIXTURES AND PERSONAL PROPERTY. Tenant may install in the Premises its usual trade fixtures and personal property in a proper manner, provided that no such installation

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shall interfere with or damage the mechanical or electrical systems or the structure of the Building. Trade fixtures and personal property installed in the Premises by Tenant may be removed from the Premises:

- a. From time to time in the ordinary course of Tenant business or in the course of reconstruction, renovation, or alteration of the Premises by Tenant; and
- b. During a reasonable period prior to the expiration of the Term, provided that Tenant promptly repairs at its own expense any damages to the Premises resulting from such installations and removal, beyond normal wear and tear.

22. HAZARDOUS SUBSTANCES. In the event any Hazardous Material (hereinafter defined) is brought or caused to be brought into or onto the Premises or the Building by Tenant, Tenant shall handle any such material in compliance with all applicable federal, state and/or local regulations. For purposes of this Section 22, "Hazardous Material" means and includes any hazardous, toxic or dangerous waste, substance or material defined as such in (or for purposes of) the Comprehensive Environmental Response, Compensation, and Liability Act, any so-called "Superfund" or "Superlien" law, or any federal, state or local statute, law, ordinance, code, rule, regulation, order, decree regulating, relating to, or imposing liability or standards of conduct concerning, any hazardous, toxic or dangerous waste, substance or materials, as now or at any time hereafter in effect. Tenant will indemnify and hold harmless Landlord from any losses, liabilities, damages, costs or expenses (including reasonable attorneys' fees) which Landlord may suffer or incur as a result of Tenant's introduction into or onto the Premises or Building of any Hazardous Material. This Section shall survive the expiration or sooner termination of this Lease. Landlord shall indemnify and hold harmless Tenant from any losses, liabilities, damages, costs or expenses (including reasonable attorney's fees) which Tenant may suffer or incur as a result of any Hazardous Materials within the Premises or the Building, except to the extent that Tenant introduced same.

23. MECHANIC'S LIENS. Tenant shall pay before delinquency all cost for work done or caused to be done by Tenant in the Premises which could result in any lien or encumbrance on Landlord's interest in the Land or Building or any part thereof, shall keep the title to the Building free of any lien or encumbrance in respect to such work, and shall indemnify and hold harmless Landlord against any claim, loss, cost, demand and legal or other expense, whether in respect of any lien or otherwise, arising out of the supply of material, services or labor for such work. Tenant shall immediately notify Landlord of any such lien, claim of lien or other action of which it has or reasonably should have knowledge and which affects the title to the Land or Building, or any part thereof, and shall cause the same to be removed within ten (10) days (or such additional time as Landlord may consent to in writing), failing which.

24. WAIVER OF SUBROGATION. The Landlord and Tenant hereby mutually waive as against each other any claim or cause of action for any loss, cost, damage, or expense as a result of the occurrence of perils covered by the Minnesota Standard Fire Insurance Policy and extended coverage endorsements.

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25. SURRENDER. On the last day of the Term of this Lease or on the sooner termination thereof, the Tenant shall peaceably surrender the Premises in good condition and repair, reasonable wear and tear excepted, consistent with the Tenant's duty to make repairs. On or before that last day of the Term of this Lease or its sooner termination, the Tenant shall at its expense, remove all of its equipment from the Premises, and any property not removed before the expiration or termination date shall be deemed abandoned. All alterations, additions, and fixtures other than the Tenant's equipment which have been made or installed by either the Landlord or the Tenant on the Premises shall remain as the Landlord's property and shall be surrendered with the Premises as part thereof. If the Premises are not surrendered at the end of the term or its sooner termination, the Tenant shall indemnify the Landlord against loss or liability resulting from delay by the Tenant in so surrendering the Premises, including, without limitation, claims made by a succeeding tenant founded on such delay. The Tenant shall promptly surrender all keys for the Premises to the Landlord at the place then fixed for payment of rent and shall inform the Landlord of combinations on any locks and safes on the Premises. In no event shall the Tenant be deemed to have abandoned the Premises or this Lease during the Term hereof unless the Tenant first obtains express permission of the Landlord.

26. HOLDING OVER. In the event that the Tenant remains in possession of the Premises after the expiration of this Lease with the written permission of the Landlord and without the execution of a new lease, it shall be deemed to be occupying the Premises as a Tenant from month-to-month, subject to all conditions, provisions, and obligations of this Lease insofar as they can be applicable to a month-to-month tenancy. In the event that Tenant holds over without the permission of the Landlord then it shall be deemed to be occupying the Premises as a Tenant from month-to-month, subject to all conditions, provisions, and obligations of this Lease insofar as they can be applicable to a month-to-month tenancy except that Rent shall be payable at 1.5 times the amount of the Rent that was due immediately prior to the expiration of the Term.

27. NONPAYMENT OF RENT; DEFAULTS. The occurrence of any of the following shall be a default under this Lease:

- a. A Rent payment from the Tenant to the Landlord shall be and remain unpaid in whole or in part for more than ten (10) days after it is due and payable; or
- b. The Tenant shall violate or default any of the other covenants, agreements, stipulations, or conditions herein, and such violation or default shall continue for a period of ten (10) days after written notice from the Landlord of such violation or default, except when such default affects other tenants of the Building or causes damage to the Building, in which case compliance shall be immediate or if the default cannot be reasonably cured within said period of time, such additional period of time as is reasonably necessary to complete the cure so long as Tenant is diligently undertaking such cure; or
- c. If the Tenant shall be adjudged bankrupt or file a petition in bankruptcy or for any arrangements under the bankruptcy code or become insolvent or have appointed a receiver of its property; or

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d. In the event the Tenant shall abandon or vacate the Premises for a period of twenty-one (21) days except due to damage or destruction of the Premises or remodeling.

28. **REMEDIES.** In the event of any such uncured default by Tenant after notice as aforesaid, and at any time thereafter, Landlord may serve a written notice upon the Tenant that the Landlord elects to terminate this lease upon a specified date not less than twenty (20) days after the date of serving such notice of termination, and this lease shall then terminate on the date so specified as if that date had been originally fixed as the expiration date of the term herein granted; provided, however, that if Tenant cures its default during the twenty-day notice period, this lease shall not terminate as provided in the notice of termination, but shall continue as if the default had not occurred. In such event, Landlord may seek such damages and/or other relief as may be allowed by law or at equity. Landlord, in addition to all other rights and remedies available to Landlord, by law or other provisions hereof, may, without process, following the notice period specified above of twenty (20) days, re-enter immediately into the Premises and remove all persons and property therefrom and, at Landlord's option, annul and cancel this Lease as to all future rights of Tenant. Tenant further agrees that in case of any such termination related to violations of the lease terms, Tenant will indemnify landlord against all loss of rents and other damage which Landlord may incur by reason of such termination, including, but not being limited to, costs of restoring and repairing the Premises and putting the same in rentable condition, costs of renting the Premises to another tenant, loss or diminution of rents, and other damage which Landlord may incur by reason of such termination, and all reasonable attorneys' fees and expenses incurred in enforcing any of the terms of this Lease.

29. **LANDLORD DEFAULT.** If Landlord defaults in any of its obligations under Sections 9B and 9C of this Lease, and remains in default for a period of thirty (30) days after receipt of written notice thereof from Tenant, Tenant, may, in addition to any other rights or remedies available to it, cure such Landlord's default and deduct the cost of said cure from the Rent next becoming due hereunder.

30. **WARRANTIES BY LANDLORD.** Landlord warrants, represents and covenants to Tenant that the Building is, and shall remain, in compliance with all applicable governmental laws ordinances and regulations.

31. **COVENANTS TO HOLD HARMLESS.**

a. Except in the case of Landlord's negligence, willful acts or the failure of the Landlord to perform its obligations hereunder, (or that of its agents, contractors or employees), Tenant shall save, hold harmless, and defend the Landlord for any liability for damages to any third-party person or property in the Premises. The Landlord shall not be liable to the Tenant, its agents, employees, representatives, customers, or invitees for any personal injury, death or damage to property caused by theft, burglary, water, gas, electricity, fire, or for any other cause occurring on or about the Premises, except in the case of the negligence by the Landlord or the failure to perform its obligations hereunder. All Tenant

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property kept, stored, or maintained in the Premises shall be so kept, stored or maintained at the sole risk of the Tenant.

- b. Landlord shall indemnify, defend and hold Tenant harmless for all costs, expenses, liabilities, claims, losses, actions or liability of any type or nature arising out of Landlord's negligence, willful misconduct, or failure to perform its obligations under the terms and conditions of this Lease.

32. KEYS. The Tenant has two (2) keys to the Premises and the Building, as of the date of commencement of this Lease. At the earlier termination or expiration of the Lease all keys (along with any copy sets) shall be returned to Landlord.

33. SUCCESSORS AND ASSIGNS.

- a. This Lease shall be binding on and shall inure to the benefit of the parties hereto and their respective assigns, executors, heirs, personal representatives, and successors. This Lease shall be assignable by Landlord, provided, however, that in such event the assignment shall be disclosed to Tenant and the assignee shall assume all of Landlord's leasing obligations hereunder.
- b. Tenant shall not voluntarily nor by operation of law, assign, transfer, mortgage, pledge, hypothecate or encumber this Lease or any interest therein; and shall not sublet the Premises or any part thereof, or any right or privilege appurtenant thereto, or suffer any other person (the member organizations, employees, agents, servants, or invitees of Tenant excepted) to occupy or use the Premises or any portion thereof, without the prior written consent of Landlord which Landlord may not unreasonably withhold, condition, or delay. For a proposed assignment of the leasehold, Landlord may withhold consent if the proposed assignee is unable to demonstrate creditworthiness using commercially reasonable standards or if the proposed assignee's proposed use of the Premises is incompatible with the existing uses of the building or is not permitted under municipal regulations. For a proposed subleasing of a portion of the leasehold, Landlord may withhold consent if the proposed sublessee's proposed use of the Premises is incompatible with the existing uses of the building or is not permitted under municipal regulations. Further if Tenant shall propose to assign or sublet this Lease or any interest therein, it will so notify Landlord, in writing, not less than 60 days prior to the proposed assignment or subletting. Landlord shall respond to Tenant with its decision within 30 days after receiving Tenant's written request for an assignment, subletting, or other transfer.
- c. Unless Tenant withdraws its request, Landlord shall have the right, by giving notice to Tenant at least 30 days prior to the assignment or subletting referred to in Tenant's notice, to regain possession of that portion of the Premises which Tenant proposes to assign or sublet. Possession of that portion of the Premises proposed to be assigned shall be delivered by Tenant to Landlord on the date such proposed assignment or subletting is to take effect unless Tenant has prior to such date withdrawn its intention to assign or sublet

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by written notice to Landlord. In the event Landlord elects to regain possession of such portion of the Premises in accordance with the terms of this Section, then the Rent payments payable hereunder shall be reduced by an amount equal to the result obtained by multiplying such Rent payments by the ratio of the square footage of Rentable Area of that portion of the Premises regained by the Landlord over the total square footage of Rentable Area of the entire Premises.

- d. If Landlord elects not to regain possession of the portion to be sublet, Landlord's approval of the proposed sublease shall be conditioned upon:
 - i. Tenant shall demonstrate the proposed Subtenant's creditworthiness using commercially reasonable standards;
 - ii. Landlord's review and approval of the proposed Subtenant's use of the sublet portion of the Premises to determine the compatibility of that use with the building;
 - iii. Landlord's review and approval of the proposed Sublease to determine that it contains the proposed Subtenant's covenant to honor all of the terms, conditions, and covenants of the Lease; and,
 - iv. Tenant's payment to Landlord of a subleasing charge to reimburse Landlord for its administrative costs of \$250.
- e. If Landlord elects not to regain possession of the Premises following Tenant's notice of intended assignment, Landlord's approval of the proposed assignment shall be conditioned upon:
 - i. Tenant shall demonstrate the proposed Assignee's creditworthiness using commercially reasonable standards;
 - ii. Landlord's review and approval of the proposed Assignee's use of the Premises to determine the compatibility of that use with the building; and,
 - iii. Tenant's payment to Landlord of an assignment charge to reimburse Landlord for its administrative costs of \$500. Tenant shall remain liable under the Lease following assignment unless Tenant secures Assignee's guarantee of the balance of the Lease in a form satisfactory to Landlord.

34. SEVERABILITY CLAUSE. Any provisions of this Lease which may be determined by competent authority to be prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions thereof, and any such prohibition or unenforceability in

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any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

35. NOTICES. All notices, consents, demands and requests which may be or are required to be given by either party to the other shall be in writing, and shall be sent by Registered or Certified Mail with return receipt requested, addressed to the 'Premises' and/or as follows:

If to LANDLORD:

Tiger Investments, LLC
663 University Avenue West, Suite 200
Saint. Paul, MN 55104

If to TENANT:

Ramsey County Sheriff's Office
546 Rice Street
Saint Paul, MN 55103

The date shown on the return receipt as the date of which said Registered or Certified Mail is received by the addressee shall be conclusively deemed to be the date on which a notice, consent, demand or other request is given or made. The above address of a party may be changed from time to time by notice given by said party to the other party in the manner hereinbefore provided.

36. ENTIRE AGREEMENT. This Lease contains the entire understanding of the parties hereto with respect of the transaction contemplated hereby and supersedes all prior agreements and understandings between the parties with respect to the subject matter. No representations, warranties, undertakings, or promises, whether oral, implied, written or otherwise, have been made by either party hereto to the other unless expressly stated in this Lease or unless mutually agreed to in writing between the parties hereto after the date hereof, and neither party has relied on any verbal representations, agreements, or understanding, not expressly set forth herein.

37. REFERENCE TO GENDER. Where appropriate, the feminine gender may be read as the masculine gender or the neuter gender; the masculine gender may be read as the feminine gender or the neuter gender; and the neuter gender may be read as the masculine gender or the feminine gender.

38. MINNESOTA LAW. This Lease shall be governed by the laws of the State of Minnesota, and all actions regarding the Lease shall be venued in Ramsey County, Minnesota.

39. ESTOPPEL. Tenant shall at any time and from time to time upon not less than thirty (30) days prior written notice from Landlord execute, acknowledge, and deliver to Landlord a statement in writing, (i) certifying that this Lease is unmodified and in full force and effect (or if modified, stating the nature of such modification and certifying that this Lease as so modified is in full force and effect), and the date to which the rental and other charges are

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paid in advance, if any, and (ii) acknowledging that there are not, to Tenant's knowledge, any uncured defaults on the part of Landlord hereunder, or specifying such defaults, if any are claimed. Any such statement may be relied upon by any prospective purchaser or encumbrancer of all or any portion of the real property of which the Premises are a part. Failure to sign the statement or failure to specify any default claimed shall be deemed approval of the statement submitted to Tenant by Landlord.

40. **RELATIONSHIP.** This Lease does not create the relationship of principal and agent or of partnership or of joint venture or of any association between Landlord and Tenant, the sole relationship between Landlord and Tenant being that of lessor and lessee. No waiver of any default of Tenant hereunder shall be implied from any omission by Landlord to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. Each term and each provision of this Lease performable by Tenant shall be construed to be both a covenant and a condition. The topical headings of the several paragraphs and clauses are for convenience only and do not define, limit, or construe the contents of such paragraphs or clauses. This Lease shall be governed by Minnesota law.
41. **MERGER.** All preliminary negotiations are merged into and incorporated in this Lease. This Lease can only be modified, amended, or renewed by an Agreement in writing signed by the parties hereto. All provisions hereof shall be binding upon the heirs, successors, and assigns of each party here.
42. **INTENTIONALLY OMITTED.**
43. **FORCE MAJEURE.** This Lease and the obligations of a party hereto shall not be affected or impaired because the other party is unable to fulfill any of its obligations hereunder or is delayed in doing so, to the extent such inability or delay is caused by reason of war, civil unrest, strike, labor troubles, unusually inclement weather, governmental delays, inability to procure services or materials despite reasonable efforts, third party delays, acts of God, or any other cause(s) beyond the reasonable control of the affected party (which causes are referred to collectively herein as "Force Majeure"). Any time specified obligation of a party to this Lease affected by Force Majeure shall be extended one day for each day of delay suffered by the affected party as a result of the occurrence of any Force Majeure.
44. **TERMINATION WITHOUT CAUSE.** Tenant reserves the right to terminate this Agreement at any time upon thirty (30) day written notice to the Landlord pursuant to the Notice provisions in section 35.

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IN WITNESS WHEREOF, Landlord and Tenant have caused this Lease to be executed by their respective officers, duly authorized thereunto, as of the day and year first above written.

TENANT:

Ramsey County Sheriff's Office

By: _____

Rafael Ortega

Its: Board Chair, Ramsey County Board
of Commissioners

Date: _____

By: _____

Jason Yang

Its: Chief Clerk, Ramsey County Board
of Commissioners

Date: _____

By: Bob Fletcher

Bob Fletcher

Its: Ramsey County Sheriff

Date: 12/24/2025

LANDLORD:

Tiger Investments, LLC

BY: _____

Gloria Contreras Edin

ITS: Owner/Manager

Date: 12/22/25

Approved as to from:

By: Marcelo Neblett

Marcelo Neblett

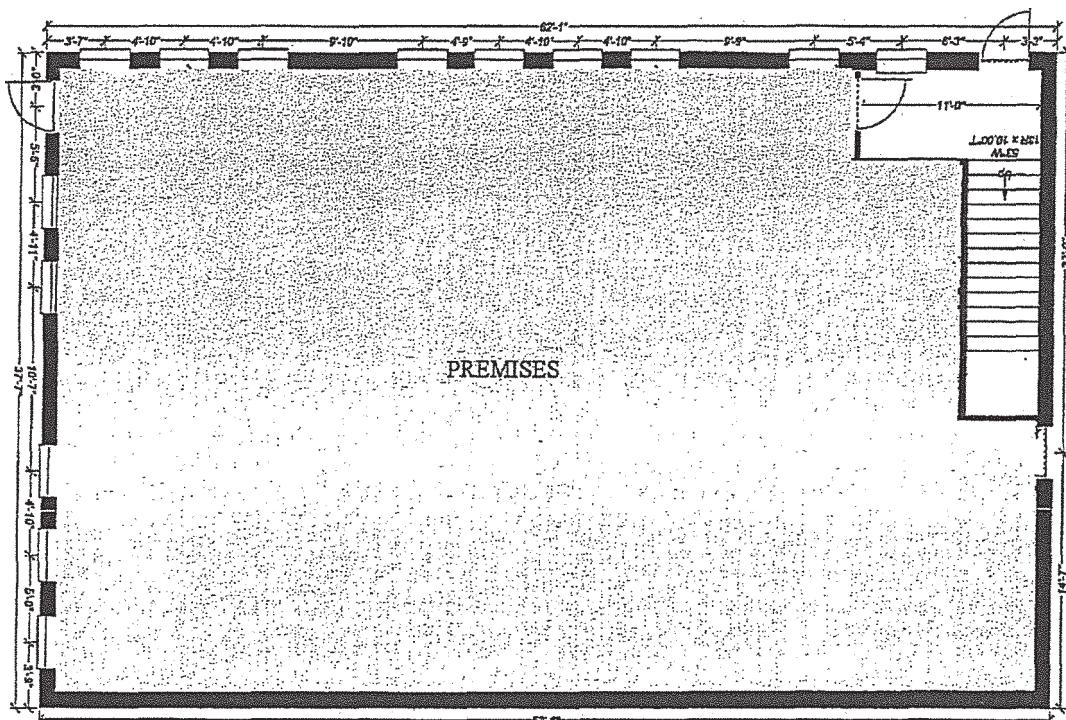
Its: Assistant County Attorney

Date: 12/23/2025

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EXHIBIT A
(PREMISES)

NORTH



A-1