

FIRST AMENDMENT TO RAMSEY COUNTY

THIS FIRST AMENDMENT TO STANDARD SHOPPING CENTER LEASE (the "Amendment") is made and entered into as of this 17th day of January, 2025, by and between Maplewood Partners LLC (the "Landlord") and Ramsey County, a political subdivision of the State of Minnesota (the "Tenant").

Recitals:

A. Landlord and Tenant entered into that Standard Shopping Center Lease Agreement dated July 11, 2024, whereby Landlord leases to Tenant and Tenant leases from Landlord that certain premises containing 5,872 square feet, commonly known as Unit 1034, 3001 White Bear Ave, St Paul, MN 55109 (the "Premises");

B. The parties wish to extend the term March 31, 2025.

Agreement:

NOW, THEREFORE, in consideration of the terms and conditions of this Amendment and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Landlord and Tenant hereby amend the Lease as follows:

1. Defined Terms. Except as expressly stated otherwise herein, the defined terms used herein shall be deemed to have the same meanings as set forth in the Lease.

2. Lease Extension. Tenant shall have their temporary lease for unit 1034 extended to March 31, 2025, with the option of month-to-month thereafter.

3. Minimum Annual Rent. Rent shall be defined and shall be payable, as follows: \$ 5,627.33 per month

4. Full Force and Effect. Except as amended hereby, the Lease shall remain unchanged and in full force and effect and is hereby ratified and confirmed in all respects. Should any of the terms of the Lease conflict with this Amendment, the terms of this Amendment shall control.

5. Governing Law. This Amendment shall be governed by the laws of the State of Minnesota.

6. Successors and Assigns. This Amendment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, this Amendment has been executed as of the date and year first written above.

LANDLORD:

TENANT:

Maplewood Partners LLC

Ramsey County

By:

By:

Title:

Title: Chair - Ramsey County Board of Commissioners

Ramsey County

By:

Title: Chief Clerk

Approved as to form:

Kathleen Ritter

Assistant County Attorney

Jean Krueger

Property Management