

STATE OF MINNESOTA

AMENDMENT OF LEASE

Amendment No. 7

Lease No. 11357

THIS AMENDMENT No. 7 to Lease No. 11357 is made by and between Ramsey County, a political subdivision of the State of Minnesota, hereinafter referred to as Landlord, and the State of Minnesota, Department of Administration, hereinafter referred to as Tenant, acting for the benefit of the Explore Minnesota Tourism.

WHEREAS, Landlord and Tenant entered into Lease No. 11357 dated November 1, 2004, and previously amended by an Amendment of Lease No. 1 dated November 28, 2007, an Amendment of Lease No. 2 dated November 1, 2012, an Amendment of Lease No. 3 dated March 7, 2017 and an Amendment of Lease No. 4 dated June 28, 2018, and an Amendment of Lease No. 5 dated October 29, 2020 (as so amended, hereinafter referred to as the "Lease"), involving the lease of approximately nine thousand eight hundred four (9,804) usable square feet of space ("Leased Premises"), in the Metro Square Building ("Building"), located at 121 East 7th Place, City of St. Paul, County of Ramsey, Minnesota 55101,:

WHEREAS, Landlord is in the process of remodeling the Building and as part of the remodeling, Landlord will need to take temporary possession of a portion of the Leased Premises to complete its remodeling work which includes necessary improvements to the Building;

WHEREAS, the parties hereto deem certain amendments, additional terms and conditions mutually beneficial for the effective continuation of the Lease;

NOW THEREFORE, Landlord and Tenant agree to substitution and/or addition of the following terms and conditions to be incorporated into Lease No. 11357 on the date set forth herein.

1. Landlord has exercised its right to extend the Rent Credit Period commencing on February 1, 2025 and continuing through February 28, 2025 pursuant to Section 1.4 of the Amendment No. 6 to the Lease and the attached Exhibit G.
2. **SECOND EXTENSION OF RENT CREDIT PERIOD** Due to construction delays on Landlord's remodeling of the Building, Landlord and Tenant hereby agree to further extend the Rent Credit Period for additional five (5) months commencing on March 1, 2025 and continuing through July 31, 2025 ("Second Extension Rent Credit Period").

3. **RENT**

2.1 Deletion Effective February 1, 2025, Section 2 of the Amendment No. 6 to the Lease is hereby deleted in its entirety and of no further force and effect and is replaced with the following Section 2.2, 2.3, 2.4 and 2.5.

2.2 Tenant shall pay Landlord rent according to the rent schedule set forth below:

(SEE RENT SCHEDULE ON NEXT PAGE)

AMENDMENT PERIOD		SQUARE FEET	RATE PER SQ. FT.	MONTHLY RENT	AMENDMENT PERIOD RENT
10/01/20	- 10/08/20				
	Suite 360 Office	9,804	\$ 19.69	\$ 4,151.44	\$ 4,151.44
	Suite 153 Warehouse	4,344	\$ 14.46	\$ 1,350.88	\$ 1,350.88
	Total	14,148		\$ 5,502.32	\$ 5,502.32
10/09/20	- 10/31/20				
	Suite 360 Office	9,804	\$ 19.69	\$ 11,935.39	\$ 11,935.39
11/01/20	- 07/31/21				
	Suite 360 Office	9,804	\$ 19.69	\$ 16,086.73	\$ 144,780.57
08/01/21	- 07/31/22				
	Suite 360 Office	9,804	\$ 20.08	\$ 16,405.36	\$ 196,864.32
08/01/22	- 07/31/23				
	Suite 360 Office	9,804	\$ 20.48	\$ 16,732.16	\$ 200,785.92
08/01/23	- 06/30/24				
	Suite 360 Office	9,804	\$ 20.89	\$ 17,067.13	\$ 187,738.43
07/01/24	- 07/10/24				
	Suite 360 Office	9,804	\$ 20.89	\$ 5,505.50	\$ 5,505.50
07/11/24	- 07/31/24				
	Suite 360 Office	9,804	\$ 20.89	\$ 11,561.55	\$ 11,561.55
	Rent Credit (Affected Area)	(749)	\$ 20.89	\$ (883.26)	\$ (883.26)
		9,055		\$ 10,678.29	\$ 10,678.29
08/01/24	- 07/31/25				
	Suite 360 Office	9,804	\$ 21.31	\$ 17,410.27	\$ 208,923.24
	Rent Credit (Affected Area)	(749)	\$ 21.31	\$ (1,330.10)	\$ (15,961.19)
		9,055		\$ 16,080.17	\$ 192,962.05
08/01/25	- 07/31/26				
	Suite 360 Office	9,804	\$ 21.73	\$ 17,753.41	\$ 213,040.92
08/01/26	- 07/31/27				
	Suite 360 Office	9,804	\$ 22.17	\$ 18,112.89	\$ 217,354.68
				Total	\$ 1,387,148.39

2.3 Financed Tenant Improvement Allowance Tenant shall continue to pay to Landlord the Financed Tenant Improvement Allowance pursuant to Section 2.2 of Amendment No. 3 to the Lease, which shall be in addition to the Rent set forth in Section 2.2 above.

2.4 Rent Billing Address Landlord shall mail or personally deliver all original bills and statements to Tenant at the following address:

Explore Minnesota Tourism
Metro Square Building, Suite 360
121 East 7th Place
St Paul MN 55101

2.5 Rent Payment Address Tenant shall pay Landlord via electronic payment, mail or deliver each monthly rent payment at the end of the applicable calendar month to Landlord at the following address:

Ramsey County Property Management
121 Seventh PI E #2200
St Paul MN 55101

4. **EXECUTION IN COUNTERPARTS** This Amendment may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed to be an original and all of which counterparts of this Amendment taken together shall constitute but one and the same Amendment. Delivery of an executed counterpart of this Amendment by facsimile or email or a PDF file shall be equally as effective as delivery of an original executed counterpart of this Amendment.
5. Except as modified by the provisions of this Amendment, said Lease is ratified and confirmed as originally written. All capitalized terms used but not defined herein shall have the meanings assigned to them as set forth in the Lease, unless otherwise stated.

EXHIBITS:

Exhibit G Extension of the Rent Credit Period Notice dated November 25, 2024.

IN WITNESS WHEREOF, the parties hereto set their hands on the date(s) indicated below intending to be bound thereby.

LANDLORD:
RAMSEY COUNTY, a political subdivision of
the State of Minnesota

*Landlord certifies that the appropriate person(s) execute this
Amendment to the Lease on behalf of Landlord as required by
applicable articles, bylaws, resolutions or ordinances.*

By _____

Title _____

Date _____

APPROVAL RECOMMENDED:

By Jean Krueger

Title Director, Property Management

Date 1/23/2025

COUNTY ATTORNEY:

By Kathleen Ritter

Title Assistant County Attorney

Date 1/22/2025

TENANT:
STATE OF MINNESOTA
DEPARTMENT OF ADMINISTRATION
COMMISSIONER

By _____

Real Estate and Construction Services

Date _____

APPROVED:
STATE OF MINNESOTA
EXPLORE MINNESOTA TOURISM

By _____

Title _____

Date _____

STATE ENCUMBRANCE VERIFICATION

*Individual signing certifies that funds are encumbered as required by
Minn. Stat. §16A.15 and §16C.05.*

By _____

Date _____

SWIFT P.O. _____

Contract No. _____

Account Code _____

Fund No. _____