

**#2 AGREEMENT AMENDING LEASE  
AND LEASE RENEWAL**

THIS AGREEMENT, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025 between Suburban Square Partners, LLP hereinafter called "Landlord" and Ramsey County, on behalf of its Saint Paul – Ramsey County Public Health, 555 Cedar Street, Saint Paul, Minnesota 55101, a political subdivision of the State of Minnesota, hereinafter called the "TENANT".

WITNESSETH THAT:

WHEREAS LANDLORD and TENANT entered into that certain Lease, hereinafter called "Lease", dated June 23, 2015 (the "Original Lease), covering 2,188 square feet of space in the Suburban Square Shopping Center located at 1682 Suburban Avenue, St. Paul, Minnesota 55106 and

WHEREAS, it is the desire of the parties hereto to amend the Lease as hereinafter provided:

NOW THEREFORE, in consideration of the mutual promises herein contained, and of other good and valuable consideration the receipt and sufficiency of which consideration is hereby acknowledged by each of the parties hereto, it is agreed by and between the parties as follows:

1. Lease Term shall be extended five (5) years starting October 1, 2025 and ending September 30, 2030 and Base Rent shall be amended as follows:

<b>Lease Period</b>	<b>P.S.F. Rate</b>	<b>Annual Lease Amount</b>	<b>Monthly Rent</b>
10/1/2025 – 9/30/2026	\$19.75	\$43,213.00	\$3,601.08
10/1/2026 – 9/30/2027	\$20.15	\$44,088.20	\$3,674.02
10/1/2027 – 9/30/2028	\$20.55	\$44,963.40	\$3,746.95
10/1/2028 – 9/30/2029	\$20.96	\$45,860.48	\$3,821.71
10/1/2029 – 9/30/2030	\$21.38	\$46,779.44	\$3,898.29

2. **OPTION TO RENEW:** Provided Tenant is not then in any declared default under any of the terms, covenants or conditions of this Lease, Landlord hereby grants to Tenant the right and option to extend this Lease for one (1) additional five (5) year term commencing upon the expiration of the renewal term of the Lease.

Tenant shall exercise its option to extend the term of this Lease by written notice to Landlord at least one hundred eighty (180) days prior to the date of expiration of the renewal term of this Lease. Failure to give written notice shall be an absolute waiver of Tenant's renewal rights as set forth herein. The extended term shall be upon the same terms, covenants and conditions as those provided in the Lease for the initial term of this Lease except that the rental to be paid by Tenant to Landlord shall be negotiated at fair market rent agreed upon by both parties.

**Suburban Square Partners, LLP**

7500 West 78<sup>th</sup> Street

Edina, MN 55439

952.947.3000

**Tenant Name: Ramsey County - WIC**

Unit /Address: 1682 Suburban Avenue

Center: Suburban Square, St. Paul, MN 55106

3. Except as herein provided, all the terms and conditions of the Lease shall remain unchanged and remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed as of the day and year first above written.

Landlord: Suburban Square Partners, LLP

Tenant: County of Ramsey

By: \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_

Print: \_\_\_\_\_

Its: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Tenant: County of Ramsey

By: \_\_\_\_\_

Print: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

Approved as to Form:

*Kathleen Ritter*

Kathleen Ritter

Assistant County Attorney

Recommended for approval:

*Jean Krueger*

Jean R. Krueger

Ramsey County Property Management