

TERMINATION OF GROUND LEASE

This **TERMINATION OF GROUND LEASE** ("Termination") is made this ____ day of May, 2025 (the "Effective Date"), by and between Ramsey County, a political subdivision of the State of Minnesota ("County" or "Landlord"), and District Energy St. Paul, Inc., a Minnesota nonprofit corporation ("DESP" or "Tenant").

RECITALS

A. Landlord and Tenant are parties to that certain Ground Lease, dated October 1, 2023, as amended by First Amendment to Ground Lease dated June 24, 2024, and by Second Amendment to Ground Lease dated November 20, 2024, for the Leased Premises (as defined therein) (the "Ground Lease"). Capitalized terms used herein but not defined shall have the meanings therefor that are set forth in the Ground Lease.

B. The Leased Premises is depicted on Exhibit D to the Ground Lease and consists of a portion of the County Property. The County Property is identified as Ramsey County Parcels 0628221302876 and 062822130219 and is depicted on Exhibit A to the Ground Lease.

C. The Term of the Ground Lease will expire at 11:59 p.m. on June 30, 2025; however, Landlord and Tenant have mutually agreed to an early termination of the Ground Lease and to change the expiration date to May 31, 2025.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereby terminate the Ground Lease as follows:

Notwithstanding anything to the contrary contained in the Ground Lease, the term of the Ground Lease shall terminate and end at 11:59 p.m. on May 31, 2025.

IN WITNESS WHEREOF, the parties hereto have executed this Termination on the date first written above.

RAMSEY COUNTY

DISTRICT ENERGY ST. PAUL, INC.

By: _____
Rafael Ortega
Chair of the Board of Commissioners

By: _____
Print Name: _____
Title: _____

By: _____
Jason Yang
Chief Clerk of the Board of Commissioners

APPROVED AS TO FORM:

Kathleen Ritter

Assistant County Attorney

RECOMMENDED FOR APPROVAL:

Jean Krueger

Jean Krueger, Director
Ramsey County Property Management