



MINNESOTA STATE

AMENDMENT NO. 3 TO LEASE AGREEMENT-MINNESOTA STATE AS LANDLORD

TOTAL AMOUNT: \$449,820.00

THIS AMENDMENT NO. 3 TO LEASE AGREEMENT ("Amendment") is made by and between the State of Minnesota, by and through the Board of Trustees of Minnesota State Colleges and Universities on behalf of Metropolitan State University, located at 700 East 7th Street, St. Paul, MN 55106-5000, hereafter referred to as MINNESOTA STATE, and Saint Paul Public Library Agency, a Municipal Corporation, located at 90 West Fourth Street, Saint Paul, MN 55102, hereafter referred to as TENANT.

WHEREAS, the parties entered into a lease dated March 16, 2015, as amended on February 13, 2020, and August 29, 2024 ("Lease"), and

WHEREAS, the Lease is scheduled to terminate on June 30, 2026; and

WHEREAS, MINNESOTA STATE and TENANT desire to amend the Lease to extend its term, subject to the following terms and conditions.

NOW THEREFORE, MINNESOTA STATE and TENANT agree to amend the Lease as follows:

Section 2, **TERM**, is replaced in its entirety with the following:

2. **TERM.**

The term of the Lease, as amended, is extended to June 30, 2029 ("Extended Term").

Section 3, **PAYMENT OF RENT**, is replaced in its entirety with the following:

3. **PAYMENT OF RENT.**

As rent for the Extended Term, TENANT shall pay to MINNESOTA STATE the Rent described in the table below.

Extended Term Lease Year	Payment Number	Bi-Annual Rent Payment Due Date	Square Feet	\$/SF	Payment Amount Due	Total Fiscal Year Rent
1	1	July 1, 2026	6664	\$22.00	\$73,304.00	
	2	January 1, 2027	6664	\$22.00	\$73,304.00	\$146,608.00
2	3	July 1, 2027	6664	\$22.50	\$74,970.00	
	4	January 1, 2028	6664	\$22.50	\$74,970.00	\$149,940.00

3	5	July 1, 2028	6664	\$23.00	\$76,636.00	
	6	January 1, 2029	6664	\$23.00	\$76,636.00	\$153,272.00

Section 5.2, **TERMINATION**, is replaced in its entirety with the following:

5.2 In the event that the Library Board of the TENANT does not appropriate funds necessary for the Dayton's Bluff Branch Library to keep operating at the Leased Premises, this Lease may be terminated by TENANT upon giving thirty (30) days prior written notice of such termination to MINNESOTA STATE.

Except as modified herein, all other terms, conditions, and covenants of the Lease shall remain in full force and effect.

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

TENANT: CITY OF SAINT PAUL, SAINT PAUL PUBLIC LIBRARY AGENCY

TENANT certifies that the appropriate person(s) have executed the contract on behalf of TENANT as required by applicable articles, by-laws, resolutions, or ordinances.

By: _____

Its: Mayor or Designee

Date: _____

By: _____

Its: Director, Saint Paul Public Library Agency

Date: _____

By: _____

Its: Director, Office of Financial Services

Date: _____

As to form and execution:

By: _____

Its: Assistant City Attorney, City of Saint Paul

Date: _____

MINNESOTA STATE: STATE OF MINNESOTA, BY AND THROUGH THE BOARD OF TRUSTEES OF MINNESOTA STATE COLLEGES AND UNIVERSITIES, ON BEHALF OF METROPOLITAN STATE UNIVERSITY

By: _____
William D. Maki

Its: _____
Vice Chancellor for Finance and Facilities

Date: _____

RECOMMENDED BY:

By: _____

Title: _____

Date: _____

AS TO FORM AND EXECUTION:

By: _____

Title: _____

Date: _____