

FIRST AMENDMENT TO MANAGEMENT AGREEMENT BETWEEN  
CITY OF SAINT PAUL AND LIZ MILLER INVESTMENTS, LLC

This FIRST AMENDMENT to the July 1, 2019 Agreement between the City of Saint Paul, through its Department of Parks and Recreation (“City”) and Liz Miller Investments, LLC (“Manager”) is entered into this \_\_\_ day of September 2020.

WHEREAS, the City and Manager entered into an Agreement on July 1, 2019 for the management and operation of the Covington Inn which terminates on December 31, 2024; and

WHEREAS, that agreement requires Manager pay the City the greater of 5% of gross revenue generated by room rentals at the Covington Inn over \$200,000 or \$5,000 annually; and

WHEREAS, Minnesota’s Emergency Executive Order 20-01 Declaring a Peacetime Emergency and Coordinating Minnesota's Strategy to Protect Minnesotans from COVID-19 severely impacted Manager’s operations; and

WHEREAS, Manager wishes to amend the Agreement to allow for a one-year reduction in payment to City; and

WHEREAS, the City believes that there is a benefit to the public of supporting this unique Saint Paul business during the challenge of the COVID-19 pandemic by amending the Agreement to help ensure that it can continue to serve the Saint Paul community into the future.

Now, therefore, Manager and City agree to amend the July 1, 2019 Agreement as follows:

1. Paragraph 4 A is amended to read:
  4. Payments to the City
    - A. Rent. LMI will pay the City as rent the greater of \$5,000.00 flat fee per year or 5% of the gross revenue generated by the bed and breakfast from room rental over \$200,000 each year.

Notwithstanding the foregoing, for the 2020 calendar year only LMI will pay the City a \$3,000 flat fee, regardless of gross revenue.

2. All other terms and conditions of the Agreement will remain in full force and effect.

**Counterparts.** The parties may sign this Agreement in counterparts, each of which constitutes an original, but all of which together constitute one instrument.

**Electronic Signatures.** The parties agree that the electronic signature of a party to this Agreement shall be valid as an original signature of such party and shall be effective to bind such party to this Agreement.

IN WITNESS WHEREOF, the parties hereto are authorized signatories and have executed this Agreement, the day and year first above written.

For the City of Saint Paul:

For Liz Miller Investments

\_\_\_\_\_  
Mayor's Office

By \_\_\_\_\_

Its \_\_\_\_\_

\_\_\_\_\_  
Director, Parks and Recreation

\_\_\_\_\_  
Director, Finance

Approved as to Form:

\_\_\_\_\_  
Assistant City Attorney