<h1 align="center">THIRD AMENDMENT TO LEASE</h1>

This THIRD AMENDMENT TO LEASE, made and entered into this _____ day of _____ 2020 by and between 375 Jackson Courtly LLC and 375 Jackson Willow LLC, Minnesota Limited Liability Companies ("Landlord") and the City of St. Paul ("Tenant").

<h2 align="center">RECITALS</h2>

WHEREAS: LANDLORD and TENANT entered into a LEASE on January 1, 2012 (Lease") for the premises comprising 5,800 square feet of rentable area on the lower level, West Building of the property located at 375 Jackson Street in St. Paul, Minnesota (the "Leased Premises"); and

WHEREAS; Landlord and Tenant entered into AMENDMENT NO. 2 TO LEASE dated March 16, 2020; and

WHEREAS; Landlord and Tenant desire to modify the existing Lease agreement.

<h2 align="center">AGREEMENT</h2>

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained in this Amendment, Landlord and Tenant agree that the Lease is amended as of the effective date set forth above as follows:

1. **EXTENSION OF LEASE TERM**: Tenant desires and Landlord agree to allow Tenant to extend the term of the Lease to December 31, 2020 ("Extension Term").

2. **BASE RENT:** Base rent during the Extension Term shall remain unchanged.

3. **NO OTHER CHANGES**: Except to the extent expressly modifies by this THIRD AMENDMENT TO LEASE, all of the terms and provisions of the Lease are hereby confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this THIRD AMENDMENT TO LEASE effective as of the date first written above.

TENANT: CITY OF ST. PAUL   LANDLORD: 375 JACKSON
                                                                     COURTLY LLC

By:_____   By:_____

Its:_____   Its:_____

                                         LANDLORD: 375 JACKSON
                                                             WILLOW LLC

                                         By:_____

                                         Its:_____

TENANT:

CITY OF ST. PAUL

By:_____
      Its Mayor or Deputy Mayor

By:_____
      Its City Clerk

By:_____
    Its Director of Financial Services

By:_____
    It's Director of Human Rights and
      Equal Economic Opportunity

By:_____
    Its Assistant City Attorney
    (Approved as to form)

[Tenant Signature Page]