

**SECOND AMENDMENT TO LEASE**

This SECOND AMENDMENT TO LEASE, made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2019 by and between 375 Jackson Courtly LLC and 375 Jackson Willow LLC, Minnesota Limited Liability Companies ("Landlord") and the City of St. Paul ("Tenant").

**RECITALS**

**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. 1 TO LEASE dated January 3, 2018; and

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

**AGREEMENT**

**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 agrees to allow Tenant to extend the term of the Lease to June 30, 2020 ("Extension Term").
- 2. **BASE RENT:** Base rent during the Extension Term shall remain unchanged.
- 3. **NO OTHER CHANGES:** Except to the extent expressly modified by this SECOND 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 SECOND AMENDMENT TO LEASE effective as of the date first written above.

**TENANT: CITY OF ST. PAUL**

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

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

*(see attached signature page)*

**LANDLORD: 375 JACKSON  
COURTLY LLC**

By: *J. Crull*

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

**LANDLORD: 375 JACKSON  
WILLOW LLC**

By: *J. Crull*

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

TENANT:

CITY OF ST. PAUL

By \_\_\_\_\_  
Its Mayor or Deputy Mayor

By \_\_\_\_\_  
Its City Clerk

By \_\_\_\_\_  
Its Director of Financial Services

By \_\_\_\_\_  
Its Director of Human Rights and  
Equal Economic Opportunity

By \_\_\_\_\_  
Its Assistant City Attorney  
(Approved as to form)

[Tenant Signature Page]