

375 JACKSON STREET BUILDING  
OFFICE LEASE  
(City of St. Paul / RiverPrint Lease)

AMENDMENT NO. 1 TO LEASE

THIS AMENDMENT NO. 1 TO LEASE ("Amendment") is effective this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between 375 Jackson Courtly LLC and 375 Jackson Willow LLC, ("Landlord") and the City of St. Paul ("Tenant").

WHEREAS, on January 1, 2012 Landlord and Tenant entered into a seven (7)-year lease agreement (the "Lease") for a 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 wish to extend the term of the Lease as described herein;

NOW THEREFORE, in consideration of the foregoing and the mutual covenants and agreements contained herein, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant herein agree as follows:

1. Licensed Premises

- a. Tenant shall continue to occupy and lease the Leased Premises during any lease extensions or renewals, as provided herein.

2. TERM

- a. Extension of current lease term. The current lease term, which expires on December 31, 2018 ("Current Expiration Date"), shall be extended through December 31, 2019 ("Extended Expiration Date").

3. RENT

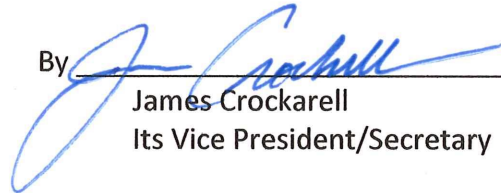
- a. Rent for the period of time between the Current Expiration Date and the Extended Expiration Date shall remain at:
  - \$9.00 per square foot rent rate
  - \$52,200.00 annual rent
  - \$4,350.00 monthly rent

4. Except as modified by the provisions of this Amendment, all other terms and covenants of the Lease are hereby verified and ratified by Landlord and Tenant, and remain in full force and effect.

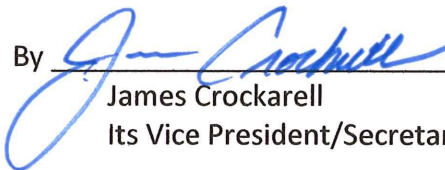
IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year first above written.

LANDLORD:

375 JACKSON COURTLY LLC  
(a Minnesota limited liability company)

By   
James Crockarell  
Its Vice President/Secretary

375 JACKSON WILLOW LLC  
(a Minnesota limited liability company)

By   
James Crockarell  
Its Vice President/Secretary

[Landlord Signature Page]

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]