

SECOND AMENDMENT TO LEASE

This Second Amendment to Lease (“Second Amendment”) is made this 30th day of August 2022 by and between **The Home Company, LLC**, a Minnesota limited liability company (“Landlord”), and **Gloria Edin Contreras**, Attorney at Law (“Tenant”)

WITNESSETH:

WHEREAS, Landlord and Tenant entered into a Lease Agreement dated January 1, 2021 and the First Amendment to Lease dated December 31, 2021 (the “Lease”) for approximately 2,223 rentable square feet located at 213 East Fourth Street, Suite 201, Saint Paul, MN 55101 (the “Premises”) of the Building generally referred to from time to time as 213 4th Street and/or The CoCo Building (“Building”) and;

WHEREAS, the parties now desire to amend the Lease all on the terms and conditions hereinafter set forth;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and for other good and valuable consideration, the mutual receipt and legal sufficiency of which are hereby acknowledged, the parties hereto, for themselves their legal representatives, successors and assigns agree to modify the Lease as follows:

1. Amendment of Lease. Effective September 1, 2022, the Lease shall be amended as set forth below:
2. Limitation on Use of the Premises. The Tenant shall remove the bed from the Premise and shall not use the Premises for residential purposes or any form of overnight stays. **Sleeping is prohibited in the Premises.** The Tenant may only use the Premises as an office and/or group meeting place and for storage. The Tenant shall only occupy and use the Premises during the hours that the first floor tenant of the Building, Desperate Measures, LLC d/b/a Lost Fox is open for business as those hours may change from time to time.
3. Shared Utilization. From and after September 1, 2022 the corridor of the Premises from the freight elevator to the hallway may be used by Minnesota Soccer Holdings, GBC d//b/a Minnesota Aurora to bring materials to and from the rear entrance to the Building up the freight elevator to its premises at Suite 202 which is contiguous to the Premises. During the remaining term of this lease the Tenant and Minnesota Soccer Holdings, GBC d//b/a Minnesota Aurora shall arrange mutually acceptable times for the use of the corridor of the Premises from the freight elevator to the hallway under the supervision of Tenant or Tenant’s designee.
4. Gross Rent. Tenant shall pay the following amounts of monthly Gross Rent, and otherwise in accordance with the Lease.

Period	Annual Gross Rental Rate PSF	Monthly Gross Rent	Period Gross Rent
09/01/2022 – 12/31/2022	n/a	\$1,500.00	\$8,000.00

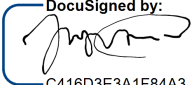

5. Shortened Termination Option. If Landlord receives an acceptable offer to Lease the Premises or to sell the Building, Landlord may terminate this Lease of the Premises with 30-days written notice to Tenant that tenant shall vacate the premises. In the alternative Landlord may provide Tenant other storage space within the Building only for storage of the contents of the Premises until December 31, 2022.

Tenant may terminate this lease with 30-days written notice to Landlord and upon vacating the premises and acceptance of the Premises by Landlord the Tenant's obligation to pay rent shall cease.

IN ALL OTHER RESPECTS, the terms and conditions of the Lease and the First Amendment dated December 31, 2021 shall remain in full force and effect.

THIS SECOND AMENDMENT TO LEASE shall become effective only upon execution and delivery thereof by Landlord and Tenant.

IN WITNESS WHEREOF the Landlord and Tenant have executed this First Amendment to Lease as of the day and year first above written:

<p>LANDLORD: The Home Company, LLC a Minnesota limited liability company</p> <p>DocuSigned by:  By: C416D3E3A1F84A3...</p> <p>Name: Jeffrey B. Heegaard</p> <p>Its: Chief Manager</p> <p>Dated: 8/30/2022 7:41 PM PDT</p>	<p>TENANT: Gloria Edin Contreras Attorney at Law</p> <p>DocuSigned by:  By: 98C109F8FB7A41B...</p> <p>Dated: 8/30/2022 1:50 PM PDT</p>
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Certificate Of Completion

Envelope Id: DC8BA16C70274896815AD428669D236D	Status: Completed
Subject: Please DocuSign: Final 2nd Amendment GloriaContreras Lease.pdf	
Source Envelope:	
Document Pages: 2	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Joe Popp
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	2550 University Ave W
	Suite 416S
	Saint Paul, MN 55114
	joe@suntide.com
	IP Address: 65.144.205.138

Record Tracking

Status: Original	Holder: Joe Popp	Location: DocuSign
8/30/2022 1:01:57 PM	joe@suntide.com	

Signer Events

Gloria Contreras Edin
 gloria@contrerasmetelska.com
 Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

 98C109F8FB7A41B...

Timestamp

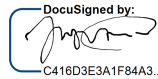
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 Signed: 8/30/2022 1:50:52 PM

Signature Adoption: Pre-selected Style
 Using IP Address: 96.67.178.225

Electronic Record and Signature Disclosure:

Accepted: 8/30/2022 1:49:04 PM
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Jeffrey B. Heegaard
 jeffheegaard@me.com
 Security Level: Email, Account Authentication (None)

DocuSigned by:

 C416D3E3A1F84A3...

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 Viewed: 8/30/2022 7:40:29 PM
 Signed: 8/30/2022 7:41:09 PM

Signature Adoption: Drawn on Device
 Using IP Address: 73.228.177.226
 Signed using mobile

Electronic Record and Signature Disclosure:

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In Person Signer Events	Signature	Timestamp
Editor Delivery Events	Status	Timestamp
Agent Delivery Events	Status	Timestamp
Intermediary Delivery Events	Status	Timestamp
Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp

Jennifer McCall
 jennifer@suntide.com
 Security Level: Email, Account Authentication (None)

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Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Carbon Copy Events**Status****Timestamp**

Tarell Friedley

taflaw@gmail.com

Security Level: Email, Account Authentication
(None)**Electronic Record and Signature Disclosure:**

Not Offered via DocuSign

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Viewed: 8/31/2022 6:19:59 AM

Witness Events**Signature****Timestamp****Notary Events****Signature****Timestamp****Envelope Summary Events****Status****Timestamps**

Envelope Sent

Hashed/Encrypted

8/30/2022 1:05:43 PM

Certified Delivered

Security Checked

8/30/2022 7:40:29 PM

Signing Complete

Security Checked

8/30/2022 7:41:09 PM

Completed

Security Checked

8/30/2022 7:41:10 PM

Payment Events**Status****Timestamps****Electronic Record and Signature Disclosure**

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You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

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