

**PARTNERSHIP PLAN – BUILDING LEASE  
AMENDMENT 1**

This lease Amendment (“Amendment”) is entered into between Independent School District No 834, an independent school district organized under the laws of Minnesota (“Landlord”) and The Partnership Plan, a political subdivision of the State of Minnesota (“Tenant”) effective July 1, 2025 (“Effective Date”). Landlord and Tenant may be referred to throughout this Agreement as “Party” in the singular, and “Parties” when both are referenced, as the context requires.

**RECITALS:**

A. Landlord and Tenant entered into that certain PARTNERSHIP PLAN – CENTRAL SERVICE BUILDING LEASE dated February 16<sup>th</sup>, 2023 (“Lease”).

B. The Parties desire to enter into this written amendment to the Lease for the purpose of addressing the relocation of Tenant from Central Services Building to Oak Park Learning Center (“Desired Changes”).

**AGREEMENT:**

NOW THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Section 1.2 shall be amended to read  
Partnership Plan  
**6355 Osman Avenue North**  
Stillwater, MN 55082

Section 1.3 shall be amended to read  
Exclusive use of the space more specifically described on the attached Exhibit A (yellow), consisting of approximately **850** square feet and located within the building known as **Oak Park Learning Center** (Building).

Section 1.7 shall be amended to read  
**With the period beginning July 1, 2025**, initial Base Rent for exclusive-use space, payable in monthly installments of **\$651.67** on or before the first day of each month, subject to adjustment as set forth in Article III below. **This Base Rent shall be inclusive of base and CAM.**

Section 1.8 shall be amended to read  
**CAM shall no longer be calculated as a separate amount and will be included in the Base Rent.**

Section 2.1 shall be amended to read  
LEASED PREMISES; COMMON AREAS. In consideration of the rents, covenants and agreements herein to be performed by Tenant, Landlord leases to Tenant that portion of the building known as the **Oak Park Learning Center** located at **6355 Osman Avenue North**, Stillwater, Minnesota 55082 (the "Building") consisting of exclusive use of that portion of the Building described on the attached Exhibit A (yellow). The Exclusive Space is referred to as the "Leased Premises". As part of the lease of the Leased

Premises, Landlord hereby leases to Tenant all fixtures and equipment located in or on the Leased Premises. Throughout the term of this Lease, Tenant also shall have the non-exclusive right to use common areas of the Building, including staff lounge and public restrooms, lobby and hallways, sidewalks and parking lot ("Common Areas"), in common with Landlord and other tenants of the Building and their respective agents, employees, and invitees.

**Exhibit A shall be replaced with the revised version attached.**

2. Any revisions in the terms and conditions of this contract shall be mutual written consent of the parties hereto.
3. Except as expressly set forth in this Amendment, this Amendment shall not alter, modify, supersede, or otherwise change the Lease.

**ACCEPTED AND AGREED** by the parties as of the Effective Date.

**LANDLORD:**

Independent School District No 834, Stillwater Area Public Schools

BY: \_\_\_\_\_

ITS: BOARD CLERK

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

ITS: ASST. DIR. OF FINANCE

DATE: \_\_\_\_\_

**TENANT:**

The Partnership Plan

BY: 

ITS: EXECUTIVE DIRECTOR

DATE: 04-10-26

BY: 

ITS: BOARD CHAIR

DATE: 04.10.26

