

**Amendment Extension
of Lease Term**

This amendment, between Independent School District 191 ("Landlord") and Intermediate School District 917 a Minnesota School District ("Tenant") is for the purpose of extending the term of their lease agreement.

Recitals

- A. Landlord and Tenant entered into this lease agreement September 1, 2021.
- B. The term of the lease agreement expired on June 30, 2022.
- C. The Landlord and Tenant entered into an extension of the lease agreement that expires on June 30, 2026.
- D. Landlord and tenant wish to modify the lease agreement to extend the term of the lease agreement, as set forth below.

Lease Agreement

Landlord and Tenant therefore agree as follows:

- 1. **Extension of Term:** The term of the lease agreement is extended until June 30, 2027, unless terminated earlier, as set forth in the lease agreement.
- 2. **Base Rent:** Base rent shall be paid monthly at an annual rate as follows: 7/1/26 thru 6/30/27: \$13.77/sq. ft or \$24,819.28 monthly or \$297,831.33 annually.
- 3. **Operating Costs and Common Area Maintenance:** Operating costs shall be paid monthly at an annual rate as follows: 7/1/26 thru 6/30/27: \$3.24/sq. ft or \$5,847.94 monthly or \$70,175.29 annually.
- 4. **Transition and Vacate Plan:** A transition plan will be agreed to by both parties by March 1, 2027, for District 917 to exit the building that will generally allow District 917 continued use of certain portions of the building through August 31, 2027.

IND. SCHOOL DISTRICT 191

INT. SCHOOL DISTRICT 917

By _____

By _____

Its _____

Its _____

Date _____

Date _____