



FACILITIES MANAGEMENT

Independent School District No. 709

Located at 730 East Central Entrance

Mailing Address: 215 North 1st Avenue East

Duluth, Minnesota 55802

Construction Management (218) 336-8907

Maintenance (218) 336-8906

Operations (218) 336-8905

Fax (218) 336-8909

Memorandum

To: Bill Hanson

From: Kerry M. Leider

Date: June 12, 2013

Re: South St. Louis County Soil and Water Conservation District Amendment of Lease Agreement

Attached please find two copies of the Amendment of Lease Agreement between the South St. Louis County Soil and Water Conservation District and ISD 709 for the use of additional space at HOCHS adjoining their current location on the 3rd floor further described on Exhibit A-1. The additional rent for this space from June 15, 2013 through June 30, 2017 is \$18,959.00.

I am recommending approval of the Amendment of Lease agreement based on the terms contained herein. After review and if you concur, please sign both copies and return them to the Facilities Management office for processing.

Attachments

AMENDMENT OF LEASE

THIS AMENDMENT made by and between INDEPENDENT SCHOOL DISTRICT #709, a public corporation, party of the first part, hereinafter called Lessor, and SOUTH ST. LOUIS COUNTY SOIL AND WATER CONSERVATION DISTRICT, party of the second part, hereinafter called the Lessee.

WHEREAS, the Lessor and the Lessee entered into a Lease Agreement dated April 30, 2012, covering the following described property:

A building located at 215 North First Avenue East, known as Historic Old Central High School and designated as the "Central Administration Building" of the Duluth Public Schools, where, the Lessee has the exclusive right of occupancy to a portion of the described property under this Agreement. The Exclusive Space is more particularly described in Exhibit A of the original Agreement, said area leased having a floor space of approximately 1,099 square feet; and

WHEREAS, the Lessee desires to lease additional space at Historic Old Central High School to include the adjoining conference room and vestibule described in Exhibit A-1 attached hereto, said area having a floor space of 441 square feet for a combined total including the original leased space of 1,540 square feet.

NOW, THEREFORE, In consideration of the above and the terms hereof, the parties hereto agree that said Lease shall be amended as follows:

A. Amendments to the Lease:

1. Exhibit A attached to said Lease and as described in Article 1.5 of the lease is hereby revised to show the changes set forth in this Amendment for which a new exhibit is attached hereto as Exhibit A-1, said exhibit reflecting the new leased area having a floor space of approximately 1,540 square feet located on the third floor of the building.
2. The prorated rent for the new leased space from June 15 through June 30, 2013 will be One Hundred Ninety Five Dollars (\$195.00)
3. The annual rent described in Article 4.1 of the Lease shall be amended to include the new leased area for the second year of the current contract beginning July 1, 2013 and on July 1 of every year thereafter will be amended and increased to the following amounts:

Year Two (2) – Fifteen Thousand Eight Hundred Forty Nine Dollars (\$15,849.00);
Year Three (3) – Sixteen Thousand One Hundred Ninety Eight Dollars (\$16,198.00);
Year Four (4) – Sixteen Thousand Five Hundred Fifty Four Dollars (\$16,554.00);
Year Five (5) – Sixteen Thousand Nine Hundred Eighteen Dollars (\$16,918.00).
4. Except, as herein amended, said lease, as amended, shall continue in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment of Lease and agree that this Amendment is effective June 15, 2013.

ISD NO. 709

Lessor

By

Bill Hanson, CFO

Date

SOUTH ST. LOUIS COUNTY SOIL & WATER
CONSERVATION DISTRICT

Lessee

By

R.C. Boheim, District Manager

Date

Historic Old Central High School

Third Floor Plan

Exhibit A-1

Upper Board Room

