

## AMENDMENT OF LEASE AGREEMENT

This amendment is made and entered into this 14<sup>th</sup> day of June, 2012, by and between INDEPENDENT SCHOOL DISTRICT #709, a public corporation, party of the first part, hereinafter called the Lessor, and JOHNSON CONTROLS, INC., a private, for-profit corporation, party of the second part hereinafter called the Lessee.

WHEREAS, the Lessor and the Lessee entered into an Agreement dated December 1, 2008 to lease exclusive space in the Historic Old Central High School (HOCHS) building located at 215 North First Avenue East, Duluth, Minnesota; and

WHEREAS, the term of this lease was for a period of four (4) years commencing on the 1<sup>st</sup> day of December, 2008, and ending on the 1<sup>st</sup> day of December, 2012; and

WHEREAS, the Base Rent was payable beginning on the commencement date and continuing on the first day of each month thereafter or prepaid and on July 1 of every year thereafter, the annual rent amount was increased; and

WHEREAS, the last rent payment of the current contract was payable July 1, 2011 and there is no provision for the annual rent increase after this date;

NOW, THEREFORE, in consideration of the terms described above, the parties hereto agree that this Agreement will be extended from December 1, 2012 through December 31, 2013 and the rent will be increased on July 1, 2012 and July 1, 2013 as follows:

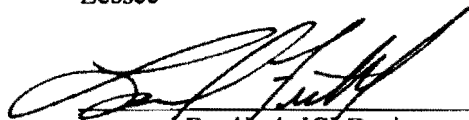
Year Five (5) – Three Thousand Six Hundred Forty Three and no 100ths (\$3,643.00), and  
Year Six (6) – Three Thousand Seven Hundred Thirty Four and no 100ths (\$3,734.00);

and, except as herein amended, all other terms and conditions of the original Agreement shall continue in full force and effect.

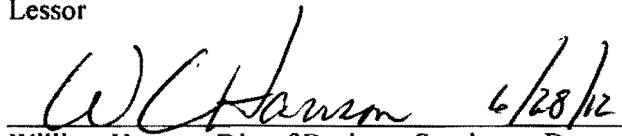
IN WITNESS WHEREOF, the parties hereto have executed this Amendment and affixed their seals thereto, the day and year first above written.

JOHNSON CONTROLS, INC.  
Lessee

INDEPENDENT SCHOOL DISTRICT NO.709  
Lessor

  
Leonard Fretland, JCI Designee

6/27/12  
Date

  
William Hanson, Dir. of Business Services Date