

TERMINATION OF GROUND LEASE

This Termination of Ground Lease Agreement (“Termination”) is made this _____ day of _____, 20____, by and between Independent School District No. 879, Delano Public Schools (“District”), and Delano Area Youth Hockey Association Inc., a Minnesota nonprofit corporation (“Lessee”).

WHEREAS, the District and Lessee are parties to that certain Ground Lease Agreement dated October 10, 2013 (the “Ground Lease”), whereby the District leased to Lessee real property located in Delano, Minnesota, and legally described as:

That part of the Northwest Quarter of the Northeast Quarter of Section 12, Township 118, Range 25, Wright County, Minnesota, described as follows: Commencing at the northwest corner of said Northwest Quarter of the Northeast Quarter; thence south along the west line of said Northwest Quarter of the Northeast Quarter, a distance of 713.47 feet; thence east deflecting 90 degrees 00 minutes 00 seconds left, a distance of 406.00 feet to the point of beginning; thence continue east on the extension of the last described course, a distance of 255.00 feet; thence south deflecting 90 degrees 00 minutes 00 seconds right, a distance of 182.00 feet; thence west deflecting 90 degrees 00 minutes 00 seconds right, a distance of 255.00 feet; thence north deflecting 90 degrees 00 minutes 00 seconds right, a distance of 182.00 feet to the point of beginning.

(the “Property”), for the purpose of constructing certain improvements upon and using the Property as an ice rink for hockey events;

WHEREAS, the Ground Lease provides for a 20-year term, which expires on October 10, 2033;

WHEREAS, Lessee no longer uses the Property for the purposes described in the Ground Lease or for any other purpose;

WHEREAS, the District wishes to convey the Property to the City for purposes of constructing an ice-related recreational facility;

WHEREAS, the District and Lessee wish to terminate the Ground Lease to allow for the District’s conveyance of the Property to the City.

NOW, THEREFORE, in consideration of the foregoing, the District and Lessee agree that the Ground Lease is hereby terminated effective as of the date of this Termination. Lessee agrees and acknowledges that it has no right, title, or interest in or to the Property.

This Termination is executed as of the date first written above.

DISTRICT:

Independent School District No. 879,
a public school under the laws of Minnesota

Rachel Depa
Its: Chair

Amy Johnson
Its: Clerk

STATE OF MINNESOTA)
)ss.
COUNTY OF WRIGHT)

This instrument was acknowledged before me on _____, 2024, by Rachel Depa and Amy Johnson, respectively the Chair and Clerk of Independent School District No. 879, Delano Schools, a public corporation under the laws of the State of Minnesota, on behalf of the District.

Notary Public

LESSEE:

Delano Area Youth Hockey Association, Inc.

By: _____

Its: _____

By: _____

Its: _____

STATE OF MINNESOTA)
)ss.
COUNTY OF WRIGHT)

This instrument was acknowledged before me on _____, 2024, by _____ and _____, respectively the _____ and _____ of Delano Area Youth Hockey Association, Inc., a Minnesota nonprofit corporation, on behalf of the corporation.

Notary Public

Drafted by:
Gregerson, Rosow, Johnson & Nilan, Ltd.
100 Washington Ave. S., Suite 1550
Minneapolis, MN 55401