

Amendment to Lease

Morris Memorial, LLC

5524 Logan St SE
Rochester, MN 55904
507-254-2873

July 1, 2017

Rochester Math and Science Academy
415 16th St. SW
Rochester, MN 55902

Re: Rent Confirmation

I am writing today in verification of Rent & CAM amounts. Your payments for period of July 1, 2017 to June 30, 2018 are as follows:

Monthly Rent - \$26,135.75 or sum certain annual rent of \$313,629.00

Monthly CAM - \$5,864.25

Total Monthly - \$32,000.00

LANDLORD:

Morris Memorial, LLC

By: *D. [Signature]*

Its: *Chief Manager*

TENANT:

Rochester Math and Science Academy

By: *A. [Signature]*

Its: *Director* 8/24/2017

SECOND AMENDMENT TO LEASE AGREEMENT

~~THIS SECOND AMENDMENT TO LEASE AGREEMENT~~ is made and entered into this day of April, 2013, by and between Morris Memorial LLC, a Minnesota limited liability company ("Landlord") and Adam Abdulle Academy, a Minnesota non-profit corporation and Minnesota charter school ("Tenant").

RECITALS

Tenant and First Baptist Church, Rochester, Minnesota, entered into a lease dated April 2007 for property located at 415 16th Street SW, Rochester, Minnesota; and

WHEREAS, the First Baptist Church assigned its interest in the Lease Agreement to Landlord; and

WHEREAS, Landlord and Tenant entered into a First Amendment to Lease Agreement dated September 1, 2010; and

WHEREAS, the parties wish to modify certain provisions of the Lease.

NOW, THEREFORE, the parties hereto agree as follows:

1. The base rent to be paid under the terms of the Lease is hereby modified as follows:

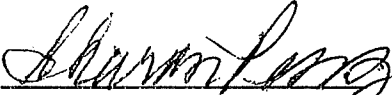
A. Commencing September 1, 2010, and continuing through the period ending June 30, 2013, the monthly rental shall be \$17,381.00 per month. Commencing July 1, 2013, the rental rate shall be increased to \$19,792.90 per month. The base rent shall be increased annually, effective as of July 1 of each year, commencing July 1, 2014 (including, if applicable, each lease year occurring during any extended term), by an amount equal to 3% of the base rent payable for the immediately preceding lease year.

B. The percentage of additional rent to be paid by Tenant as operating costs, including real estate taxes, shall be 58.37% of all such costs commencing September 1 2010.


2. Tenant hereby exercises its option to extend the Lease for an additional 5 years pursuant to the terms of such Lease. The parties agree the extended term shall end on June 30, 2022.

All other terms and conditions of the Lease shall remain in full force and effect.

MORRIS MEMORIAL LLC

By: 
Sharon Penz, Chief Manager

ADAM ABDULLE ACADEMY

By: 
Its: _____