

**FIRST AMENDMENT
TO
CENTRACARE HEALTH SYSTEM
CITY OF WAITE PARK, MINNESOTA
FACILITY LEASE AGREEMENT**

That certain Facility Lease Agreement and Preface dated as of October 21, 2020 is amended as follows:

- I. The Lease Term is extended to October 31, 2022 (the "First Renewal Term"), provided, however either party may terminate the Lease upon written notice provided to the other party at least 30 days prior to the termination date.

- II. The Gross Rent shall remain as stated in the Preface, subject to the terms of the Memorandum of Understanding between the City of Waite Park and CentraCare Health System dated October 23, 2020 that is extended and incorporated by reference.

- III. Provided that Tenant is not in default under the Lease, Tenant shall have the option to renew this Lease after the First Renewal Term and each subsequent renewal term for an additional period one year period by notifying Landlord of Tenant's intent to exercise the option to renew, in writing, not less than 45 days before the expiration of the renewal term (the "Renewal Notice"). In the event that Tenant so elects to extend this Lease, then, for such extended period of the renewal term, all of the terms, covenants, and conditions of this Lease, Preface and Memorandum of Understanding shall continue to be, and shall be, in full force and effect during such renewal term. Notwithstanding the election by Tenant to the contrary, Landlord must consent to the Tenant's election to each renewal term, such consent must be provided to Tenant in writing within 20 days after Landlord receipt of the Renewal Notice. If Landlord's consent is not so provided, Tenant's right to extend the lease is null and void.

- IV. Except as herein provided, all the terms and provisions of the Facility Lease Agreement and Preface shall remain in full force and effect.

Dated: September __, 2021.

LANDLORD:

CITY OF WAITE PARK, MINNESOTA

By _____
Shaunna Johnson
City Administrator

TENANT:

CENTRACARE HEALTH SYSTEM

By _____
David Larson
Vice President Facilities/Support Services