

EXHIBIT 1

FIRST AMENDMENT TO WADE STADIUM USE AGREEMENT BETWEEN THE CITY OF DULUTH, NORTHWOODS LEAGUE, INC. AND RPK BASEBALL, LLC

The Wade Stadium Use Agreement dated January 24, 2024 (the “Use Agreement”) between the City of Duluth, a municipal corporation created and existing under the laws of the State of Minnesota, Northwoods League, Inc., a corporation created and existing under the laws of the State of Florida, and RPK Baseball, LLC, a limited liability company created and existing under the laws of the State of Minnesota (hereinafter collectively referred to as the “Parties”) is amended as set forth in this First Amendment to Wade Stadium Use Agreement (this “First Amendment”). Capitalized terms used in this First Amendment, but not defined herein, shall have the same meaning ascribed to them as in the Use Agreement.

WHEREAS, the Parties wish to amend the Use Agreement to change the term of the Agreement.

NOW, THEREFORE, in consideration of the mutual benefits contained herein, the Parties agree to amend the Use Agreement as follows:

A. Article II of the Use Agreement is amended and completely replaced with the following Article II:

II. Term.

Notwithstanding the date of execution of this Use Agreement, this Use Agreement shall be deemed to commence on January 1, 2024 and shall expire on December 31, 2026, unless otherwise earlier terminated as provided for herein (the “Term”).

B. Except as specifically amended pursuant to this First Amendment, the Use Agreement remains in full force and effect. In the event of a conflict between the provisions of this First Amendment and the provisions of the Use Agreement, the provisions of this First Amendment shall govern.

IN WITNESS WHEREOF, the Parties have hereunto set their hands the day and date first shown below.

CITY OF DULUTH

RPK BASEBALL, LLC

By: _____
Mayor

By: Michael S Rosenzweig
Its: President

Attest: _____
City Clerk

Printed Name: Michael S. Rosenzweig

Dated: _____

Date: 11/12/24

Countersigned:

NORTHWOODS LEAGUE, INC.

City Auditor

By: Ryan Voz
Its: President

Approved as to form:

Printed Name: Ryan Voz
Date: 11-12-24

City Attorney