

# EXHIBIT 1

## FIRST AMENDMENT TO WHEELER FIELDHOUSE LEASE AGREEMENT

The Wheeler Fieldhouse Lease Agreement dated March 4, 2022 (the “Lease Agreement”) between the City of Duluth, a municipal corporation and political subdivision organized and existing under the laws of the State of Minnesota and Arrowhead Youth Soccer Association, a non-profit corporation organized and existing under the laws of the State of Minnesota, is amended as set forth in this First Amendment to Wheeler Fieldhouse Lease 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 Lease Agreement.

WHEREAS, the parties wish to amend the Lease Agreement to extend the term of the Agreement.

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

1. Article III.A. of the Lease Agreement is amended and completely replaced with the following Article III.A.:

A. Term.

*Notwithstanding the date of execution of this Agreement, the term of this Agreement shall be deemed to commence on October 1, 2021, and shall expire on the end of the day on December 31, 2025, unless earlier terminated (the “Term”). “Year One” shall be defined as the period October 1, 2021 through September 30, 2022. “Year Two” shall be defined as the period October 1, 2022 through September 30, 2023. “Year Three” shall be defined as the period October 1, 2023 through September 30, 2024. “Year Four” shall be defined as the period October 1, 2024 through December 31, 2025.*

2. Article IV.A. of the Lease Agreement is amended and completely replaced with the following Article IV.A.:

A. *Tenant shall pay monthly rent, in advance, during the Term. During Year One, Tenant shall pay rent in the amount of \$200.00 per month. During Year Two, Tenant shall pay rent in the amount of \$225.00 per month. During Year Three, Tenant shall pay rent in the amount of \$250.00 per month. During Year Four, Tenant shall pay rent in the amount of \$275.00 per month.*

3. Except as specifically amended pursuant to this First Amendment, the Lease 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 Lease Agreement, the provisions of this First Amendment shall govern.

IN WITNESS WHEREOF, the parties have entered into this First Amendment as of the date attested by the City Clerk below.

CITY OF DULUTH

ARROWHEAD YOUTH SOCCER  
ASSOCIATION

By: \_\_\_\_\_  
Mayor

By: \_\_\_\_\_

Attest: \_\_\_\_\_  
City Clerk

Its: Executive Director

Printed Name: \_\_\_\_\_

Dated: \_\_\_\_\_

Date: \_\_\_\_\_

Countersigned:

\_\_\_\_\_  
City Auditor

Approved as to form:

\_\_\_\_\_  
City Attorney