

EXHIBIT A

EASEMENT AGREEMENT

This EASEMENT AGREEMENT, entered into this 21 day of June, 2016, by and between Lake Superior Subway, Inc., a Minnesota corporation, Grantor and the City of Duluth, a municipal corporation created and existing under the laws of the State of Minnesota, Grantee:

WITNESSETH:

Whereas, Grantor is the owner of the property in St. Louis County, Minnesota legally described as follows (the Property):

Lots Nine (9) and Ten (10), including that part of vacated alley adjacent thereto, Block Three (3), KENWOOD PARK ADDITION TO DULUTH, according to the plat thereof;

and;

Whereas, Grantor wishes to convey to the Grantee permanent easements for street and utility purposes and a temporary easement for construction purposes over the Property, as hereinafter described, for the benefit of the Property and at no cost to Grantee.

NOW THEREFORE, in consideration of the mutual covenants and conditions herein contained, the parties hereby agree as follows:

Grantor does hereby grant to Grantee a permanent easement for street and utility purposes over the Property, the location of which easement is more particularly described as follows:

All that part of Lot Ten (10), Block Three (3), KENWOOD PARK ADDITION TO DULUTH, City of Duluth, St. Louis County, Minnesota lying northwesterly of Line "A" described as follows:

LINE "A"

Commencing at the northwest corner of said Lot 10; thence easterly along the north line of said Lot 10, a distance of 4.00 feet to the Point of Beginning of the line to be described; thence southwesterly to a point on the west line of said Lot 10, distant 4.00 feet southerly of said northwest corner and said line there terminating.

The easement intended to be granted is more clearly shown on Attachment 1 attached hereto and made a part hereof.

and;

Grantor does hereby grant to Grantee a temporary easement for construction purposes over the Property, the location of which easement is more particularly described as follows:

The westerly 40.00 feet of the northerly 15.00 feet of Lot Ten (10), Block Three (3), KENWOOD PARK ADDITION TO DULUTH, City of Duluth, St. Louis County, Minnesota lying south and east of the aforementioned Line "A."

The easement intended to be granted is more clearly shown on Attachment 1 attached hereto and made a part hereof.

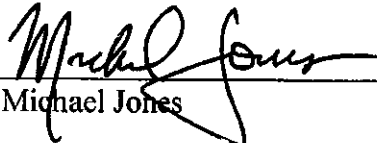
and;

Grantor does hereby grant to Grantee a permanent easement for utility purposes over the Property, the location of which easement is more particularly described as follows:

The south 33.00 feet of vacated East Cleveland Street between the east line of Block Three (3), extended, KENWOOD PARK ADDITION TO DULUTH, City of Duluth, St. Louis County, Minnesota and a line 8.00 feet easterly thereof.

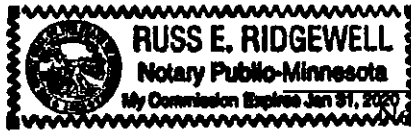
The easement intended to be granted is more clearly shown on Attachment 2 attached hereto and made a part hereof.

Said easement shall terminate no later than December 31, 2016.


Michael Jones

STATE OF MINNESOTA)
) ss.
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this 21st day of June, 2016 by Michael Jones, the President of Lake Superior Subway, Inc., a Minnesota corporation.

 Russ E. Ridgewell
Notary Public

This instrument drafted by:

Robert E. Asleson
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