

EXHIBIT A

TECHNOLOGY DRIVE STREET & SIDEWALK ASSESSMENT AGREEMENT CITY PROJECT NO. 1758

THIS AGREEMENT, effective as of the date of attestation thereto by the City Clerk, by and between the CITY OF DULUTH, a municipal corporation created and existing under the laws of the State of Minnesota, hereinafter referred to as "City" and DULUTH UNITED LLC, a Minnesota Limited liability company, hereinafter referred to as "Owner".

WHEREAS, Owner is the owner of certain property having a street address of 4314 Rice Lake Road in the City of Duluth, County of St. Louis, State of Minnesota, which property is hereinafter referred to as the "Property" and is legally described on Exhibit A, attached hereto and made a part hereof; and

WHEREAS, Owner, in conjunction with other neighboring property owners, has petitioned the City to construct improvements to approximately 300 feet of Technology Drive consisting of mill and overlay of the existing street and the addition of a new turn lane onto Rice Lake Road and the construction of approximately 850 feet of new sidewalk adjacent to said Drive, all as hereinafter described as the "Project" and to have all costs thereof assessed against the Property as benefitted property as hereinafter set forth and against other benefitted property; and

WHEREAS, City has estimated the portion of the cost of the Project to be assessed against the Property to be no more than \$50,000; and

WHEREAS, Owner is willing to agree to be assessed for its share of the cost to the City for the Project as hereinafter set forth and agrees to the terms and conditions of this Agreement as hereinafter set forth; and

WHEREAS, City is willing to have constructed and installed such improvements under the terms and conditions hereinafter set forth.

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

Article I.

Definitions

The following terms and phrases shall have the meanings hereinafter ascribed to them:

- A. Assess or Assessment Procedure: shall mean the act or process of collecting all or a portion of the cost of certain public improvements, street improvements by collecting the same from the owners of benefitted properties as provided for in Chapter IX of the Duluth City Charter.
- B. Engineer: shall mean the Duluth City Engineer or such other person as he may have designated from time to time in writing.
- C. Plans: shall mean the plans and specifications on file in the office of the Engineer bearing City Project No.1758.
- E. Project: shall mean the construction of improvements to approximately 300 feet of Technology Drive, from Station 101 + 00 to Station 105 + 50, consisting of mill and overlay of the existing street, and the addition of a new turn lane onto Rice Lake Road and the construction of approximately 850 feet of new sidewalk adjacent to said Drive, from Station 106 + 50 to Station 110 + 50, except the existing sidewalk between the two driveways at station 106+00 to remain, all as shown on the Plans.
- F. Property: shall mean the property in St. Louis County, Minnesota described on attached Exhibit A.

ARTICLE II

Plans

A. Plans

Owner hereby acknowledges that it has reviewed the Plans as herein defined, that Owner has consulted with and received any necessary advice from design professionals they deem necessary for review of the Plans and hereby approves the Plans and agrees to be assessed, as hereinafter provided, for Owner's share of the costs of constructing the Project in substantial conformance therewith, subject to Paragraph B below.

B. Changes After Initial Approval

At any time, he or she shall determine it reasonably necessary or advantageous to the City to do so, the Engineer may change or cause to have changed the Plans without the prior consent or approval of the Owner as long as such changes do not have a material deleterious effect on the ability of the Project to serve the needs of the Owner.

ARTICLE III

City Construction Obligations

City hereby agrees that, upon the signing of this Agreement, it will construct or cause to be constructed the Project. City agrees to use its best efforts to cause construction of the Project to be completed prior to December 31, 2020 but City shall have no liability to Owner or any other person or entity if, despite such best efforts, City is unable to complete said construction by said date. In such event City will proceed to cause construction of the Project to be completed as soon as it can reasonably do so, subject to reasonable legal and practical constraints and will endeavor to keep Owner reasonably informed of the progress thereof.

ARTICLE IV

Costs of Project

A. Benefits of and Payment for the Project

Owner agrees that the construction of the Project constitute public improvements which confer special benefits accruing to the Property which equals or exceeds the amount of Fifty Thousand Dollars (\$50,000.00). It is hereby stipulated and agreed that value of the benefits conferred upon the Property are equal to or exceed the

amounts to be assessed against Property, without reference to any benefits conferred upon other benefitted properties.

B. Owner Agrees to Assessment

Because the Owner agrees that the value of the benefits to the Property arising out of the construction of Project equals or exceeds the anticipated costs thereof, Owner agrees to accept and to pay an Assessment in the amount of up to Fifty Thousand Dollars (\$50,000.00) levied against the Property by City to defray the costs of said improvements. Said Assessment shall run for a term of fifteen (15) years at the City's standardized rate for special assessments then in effect which rate is currently estimated to be Three and 58/100s (3.58%) percent per annum. Owner shall have the right to pre-pay the assessment at any time.

C. Waiver of Defenses

Owner, for itself and its successors and assigns and for any other affected party, specifically waives, without limitation, all defenses of any kind whatsoever, including, but not limited to, procedural defenses to the Assessments to be levied pursuant to this Article and agrees that Owner and its successors and assigns, if any, shall be bound thereby.

ARTICLE V

General Defaults by Owner and Remedies Therefore

A. General Events of Default

The following shall be deemed to be general events of default by Owner under the terms and conditions of this Agreement to which the remedies set forth in Subparagraph 2 below shall be applicable as otherwise set forth in this Agreement: Owner shall fail to make any payment on any Assessment levied against the Property pursuant to Article VII above, or any installment thereof in a timely manner and in full; provided, however, that to the extent only an installment or a portion of said Assessment(s) is due, then "in full" shall only mean such installment or portion then due.

B. General Remedies

Except as otherwise set forth in this Agreement, City shall have the following remedies in the event of a default by Owner:

1. Seek and be entitled to monetary damages from Owner for any damages incurred by City as a result of Owner's default.
2. Seek and be entitled to injunctive or declaratory relief as is necessary to prevent Owner's violation of the terms and conditions of this Agreement or to compel Owner's performance of its obligations hereunder.
3. Enforce the assessment against the benefitted property and collect any sums due and owing thereunder.
4. Seek such other legal or equitable relief as a court of competent jurisdiction may determine is available to City.

C. Non-Waiver

The waiver by City of any default on the part of Owner or the failure of City to declare default on the part of Owner of any of its obligations pursuant to this Agreement shall not be deemed to be a waiver of any subsequent event of default on the part of the defaulting party of the same or of any other obligation of the defaulting party hereunder. And, to be effective, any waiver of any default by the defaulting party hereunder shall be in writing by the non-defaulting party.

D. Remedies Cumulative

Except as specifically set forth herein, the remedies provided under this Agreement shall be deemed to be cumulative and non-exclusive and the election of one remedy shall not be deemed to be the waiver of any other remedy with regard to any occasion of default hereunder.

E. Attorneys' Fees

In the event that either party is in default of any of the terms and conditions of this Agreement and the other party shall successfully take legal action to enforce said rights herein, in addition to the foregoing, such non-defaulting party shall be entitled to reimbursement for its reasonable attorneys' fees and costs and otherwise for its costs and disbursements occasioned in enforcing its rights hereunder.

ARTICLE VI

Force Majeure

Under the terms of this Agreement, neither the City nor Owner shall be considered in default or in breach of any of the terms with respect to the performance to their respective obligations under this Agreement in the event of enforced delay in the performance of its obligations due to unforeseeable causes beyond its control and without its fault or negligence, including but not limited to acts of God, acts of a public enemy, acts of the federal government, acts of another party, fire, floods, epidemics, strikes or embargoes, or for delays of subcontractors due to such causes. In the event of any such delay, any time for completion or delivery under this Agreement shall be extended for the period of any such delay upon written notice from the party seeking the extension to the other party.

ARTICLE VII

Term

Except as provided for below, the term of this Agreement shall run from the date first above shown until December 31, 2020 or the completion of construction of the Project, whichever occurs first unless this Agreement is otherwise terminated as hereinbefore provided for. Nothing to the contrary in the foregoing withstanding the terms and conditions of Articles III, IV and V shall survive the term or termination or both of this Agreement for so long as is necessary to give effect to their provisions.

Article VIII

Runs With the Land

This Agreement shall be deemed to run with the land and shall inure to the benefit of the parties hereto and to their successors and assigns but shall terminate automatically upon the expiration of the Term as set forth in Article VII hereof except as set forth in said Article VII.

ARTICLE IX

Notices

Any notice, demand or other communication under this Agreement by either party to the other shall be deemed to be sufficiently given or delivered if it is dispatched by registered or certified mail, postage prepaid or deposited with a nationally recognized overnight courier service for next business day delivery to:

In the case of City:

City of Duluth
Office of the City Clerk
Room 326, City Hall
Duluth, MN 55802

In the case of Owner:

Mellon Corporation
840 Post Road East, Suite 105
Westport, CT 06880

ARTICLE X

Applicable Law

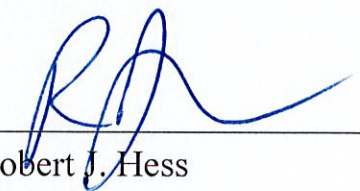
This Agreement together with all of its Articles, paragraphs, terms and provisions is made in the State of Minnesota and shall be construed and interpreted in accordance with the laws of the State.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first shown above.

CITY OF DULUTH, a Minnesota
Municipal Corporation

DULUTH UNITED LLC, a
Minnesota Limited Liability
Company

By _____
It's Mayor

By: 
Robert J. Hess
It's Managing Member

Attest:

"Owner"

By _____
It's City Clerk

Date

Exhibit A

That part of the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 8 and that part of the Northwest Quarter of the Southwest Quarter of Section 9 and that part of CLIFTON HEIGHTS SECOND DIVISION all in Township 50, Range 14, St. Louis County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 9; thence North 01 degrees 07 minutes 34 seconds West, assumed bearing, along the west line of said Southwest Quarter of Section 9 a distance of 1825.05 feet to the point of beginning; thence North 63 degrees 41 minutes 50 seconds East a distance of 127.49 feet; thence South 51 degrees 31 minutes 34 seconds East a distance of 749.47 feet to the west line of the East 635.00 feet of the Northwest Quarter of the Southwest Quarter of said Section 9; thence South 01 degrees 03 minutes 17 seconds East along said west line of the East 635.00 feet a distance of 90.00 feet to the south line of said Northwest Quarter of the Southwest Quarter; thence South 89 degrees 17 minutes 35 seconds West along said south line of the Northwest Quarter of the Southwest Quarter a distance of 277.82 feet to the east line of the West 50.00 feet of Block 27 of said CLIFTON HEIGHTS SECOND DIVISION; thence South 00 degrees 57 minutes 28 seconds East along said east line of the West 50.00 feet a distance of 626.83 feet to the north line of vacated Person Street of said CLIFTON HEIGHTS SECOND DIVISION; thence South 89 degrees 25 minutes 42 seconds West along said north line of vacated Person Street and its westerly extension a distance of 443.09 feet to the northeasterly right-of-way line of C.S.A.H. No. 4 (aka Rice Lake Road); thence northwesterly along said northeasterly right-of-way line a distance of 572.62 feet along a non-tangential curve concave to the southwest having a radius of 1220.92 feet a central angle of 26 degrees 52 minutes 20 seconds and a chord that bears North 38 degrees 29 minutes 24 seconds West, thence North 51 degrees 54 minutes 34 seconds West along said northeasterly right-of-way line tangent to last said curve a distance of 178.98 feet; thence North 38 degrees 05 minutes 26 seconds East a distance of 250.00 feet; thence North 23 degrees 55 minutes 28 seconds East a distance of 60.00 feet; thence North 38 degrees 05 minutes 26 seconds East a distance of 350.00 feet; thence North 63 degrees 41 minutes 50 seconds East a distance of 119.23 feet to the point of beginning. (Torrens and Abstract Property)

AND

The westerly 50 feet of Block 27 and all of Block 28, CLIFTON HEIGHTS SECOND DIVISION, including all vacated streets, avenues and alleys adjacent thereto, Except all that part of vacated Parsons Street adjacent thereto.