

Exhibit A

**TERMINATION OF
AGREEMENT**

This Termination of Agreement ("Termination") is made as of _____, 2019, by the City of Duluth, a Minnesota municipal corporation (the "City") in favor of Lakeshore, Inc., a Minnesota nonprofit corporation ("Owner").

1. Owner is the owner of certain real property located at 3900 London Road, in the City of Duluth, County of St. Louis, State of Minnesota, as more particularly described in Exhibit A attached hereto (the "Property").

2. An assessment agreement, assessing charges for the extension of water and gas mains to the Property, by and between the Board of Water and Light Commissioners of the City of Duluth and the then owners of the Property, was filed on March 9, 1907, in Book 4 of Agreements Page 208, as Document No. 101470, in the office of the St. Louis County Register of Deeds (the "Agreement").

3. The City hereby acknowledges that the obligation referenced in the Agreement has been fully satisfied and City and Owner agree that the Agreement is hereby terminated. The City consents to the removal of the Agreement as a recital on Certificate of Title No. 331912. Owner may file this Termination in the office of the Registrar of Titles of St. Louis County, Minnesota. Upon such filing, the Registrar of Titles may remove the Agreement as a recital on Certificate of Title No. 331912 for the Property.

4. This Termination may be signed in two or more counterpart copies with the same effect as if the signature to each counterpart copy were on a single instrument. Each counterpart shall be deemed an original as to any party whose signature it bears and all such counterparts shall constitute one document.

[Signature Page Follows]

IN WITNESS WHEREOF, the City has executed this Termination as of the date set forth above.

CITY OF DULUTH:

By: _____

Name: Emily Larson

Title: Mayor

By: _____

Name: Chelsea J. Helmer

Title: City Clerk

ACKNOWLEDGEMENT OF CITY

STATE OF MINNESOTA)
) SS.:
COUNTY OF ST. LOUIS)

On the _____ day of _____, 2019, before me, the undersigned, personally appeared Emily Larson, personally known to me or proved to me on the basis of satisfactory evidence to the individual whose name is subscribed to the within this Termination of Agreement and acknowledged to me that he executed the same in his capacity as Mayor of the City of Duluth, State of Minnesota, and that by his signature executed the instrument on behalf of the City of Duluth.

Notary Public for the State of _____
Commission expires: _____

STATE OF MINNESOTA)
) SS.:
COUNTY OF ST. LOUIS)

On the _____ day of _____, 2019, before me, the undersigned, personally appeared Chelsea J. Helmer, personally known to me or proved to me on the basis of satisfactory evidence to the individual whose name is subscribed to the within this Termination of Agreement and acknowledged to me that he executed the same in his capacity as City Clerk of the City of Duluth, State of Minnesota, and that by his signature executed the instrument on behalf of the City of Duluth.

Notary Public for the State of _____
Commission expires: _____

ACKNOWLEDGED AND ACCEPTED:

OWNER:

LAKESHORE, INC.

By: _____
Name: _____
Title: _____

ACKNOWLEDGEMENT OF OWNER

STATE OF MINNESOTA)
) SS.:
COUNTY OF _____)

On the _____ day of _____, 2019, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to the individual whose name is subscribed to the within this Termination of Agreement and acknowledged to me that he/she executed the same in his/her capacity as _____ of Lakeshore, Inc., a Minnesota nonprofit corporation, and that by his/her signature executed this Termination of Agreement on behalf said corporation.

Notary Public for the State of _____
Commission expires: _____

THIS INSTRUMENT DRAFTED BY:

Gray Plant Mooty (CLS)
80 S. 8th Street
500 IDS Center
Minneapolis, MN 55402