

EXTENSION OF MASTER USE AGREEMENT

THIS AGREEMENT is made effective as of that 1st day of July 2005 by and between Hennepin Theatre Trust, a Minnesota nonprofit corporation ("HTT") and the Minneapolis Community Development Agency, a public body corporate and politic under Minnesota law (the "MCDA").

WHEREAS, the MCDA and Theatre Live!, a Minnesota nonprofit corporation, entered into that certain Master Use Agreement, dated April 24, 1998 for a period commencing on July 1, 1999 through June 30, 2002 (the "Master Use Agreement"); and

WHEREAS, pursuant to Section 2.2 of the Master Use Agreement, was extended from July 1, 2002 through June 30, 2004; and

WHEREAS, by action taken by the MCDA's Board of Commissioners on August 23, 2002, the MCDA consented to the assignment of the Master Use Agreement by Theater Live! to HTT in an Assignment and Assumption Agreement dated October 29, 2002; and

WHEREAS, by action taken by the MCDA's Board of Commissioners on April 18, 2003, the MCDA approved the extension of the Master Use Agreement for a one year period commencing on July 1, 2004 and terminating on June 30, 2005; and

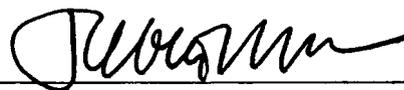
WHEREAS, on September 26, 2003, the Board of Commissioners approved the extension of the Master Use Agreement for a one-year period commencing on July 1, 2005 and terminating on June 30, 2006 for the reasons indicated in Document No. 2003-237M approved on September 26, 2003; and

WHEREAS, HTT also wishes to extend the Master Use Agreement for the one year period indicated herein.

NOW THEREFORE, the MCDA and HTT agree as follows:

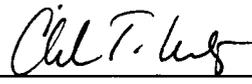
- (1) That the Master use Agreement is extended for a one year period commencing on July 1, 2005 and concluding and terminating on June 30, 2006.
- (2) That all other terms and conditions of the Master Use Agreement as assigned under the terms of the Assignment and Assumption Agreement are hereby reaffirmed and ratified.

HENNEPIN THEATRE TRUST

By 
Thomas L. Hoch
Its President

Dated: 12/23/03

MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By 
Charles T. Lutz
Its Deputy Executive Director

Date: 12/31/03

APPROVED AS TO FORM
