

HAUL ROAD LEASE

THIS HAUL ROAD LEASE, entered into by and between TNT CONSTRUCTION GROUP, 40 County Road 63, Grand Rapids, MN 55744, and the GRAND RAPIDS - ITASCA COUNTY AIRPORT, 1500 7th Ave. SE, Grand Rapids, MN, 55744, hereby grants TNT CONSTRUCTION GROUP the right to create and use, as an access haul road, the following described land located in the County of Itasca and the State of Minnesota, under the following conditions and provisions set forth.

1. This haul road lease grants permission to create, maintain and utilize a haul road from Harris Pit to the Airport Road (7th Avenue SE), through the property described as follows:

See Attachment "A"

2. Access as a haul road is to be used by TNT Construction Group, The City of Grand Rapids, and The Grand Rapids-Itasca County Airport personnel.
3. This access road is to be used by TNT Construction Group for hauling equipment and materials.
4. Times of operation on haul road shall be limited to 6:30 a.m. to 8:00 p.m. daily. No use will be made of said access road outside of this period, unless approved by the City.
5. The construction of said access road shall follow existing land contours as is practical, and must be graded and maintained to provide proper drainage and safe passage of all equipment and materials while maintaining minimum impact to all surrounding areas. The provisions stated above shall be monitored and determined by the Grand Rapids Engineering Department and TNT Construction Group shall abide by all requests.
6. Said access road shall be constructed, at a minimum, of four-inch depth, twenty-four-foot-wide, class 5 aggregate surfacing with the material meeting MnDOT specifications.
7. Said access road will be maintained so that it will be dust free by either watering or by utilizing calcium chloride. If the City is required to perform any work to minimize dust due to complaints, TNT Construction Group will be billed and must pay accordingly.
8. TNT Construction Group shall be responsible for all long term maintenance of the access road, including any necessary snow plowing.
9. TNT Construction Group shall obtain and comply with all zoning ordinances required by the State and all local governments regarding the construction and use of said haul road.

10. TNT Construction Group will be responsible for erecting an access gate, truck hauling signs, and all other safety measures necessary. Such measures shall be monitored and determined by the Grand Rapids Engineering Department and TNT Construction Group shall abide by all requests
11. TNT Construction Group shall construct a 20' bench adjacent to the access road for the use as a snowmobile trail. This bench shall be graded to provide proper drainage and shall be seeded when completed.
12. TNT Construction Group will be responsible for the removal of trees, grading of backslope, and turf restoration adjacent to the access road.
13. TNT Construction Group will provide the City with a Certificate of Insurance prior to haul road creation and operation, listing the Grand Rapids - Itasca County Airport as an additional insured party. Certificate of Insurance shall meet the minimum requirements set forth by MN State Statutes. TNT Construction Group shall provide a copy of said liability insurance policy or policies for the inspection of City upon request.
14. Once access road is complete, TNT Construction Group shall remove the gate at the existing pit entrance from CSAH 96, remove entrance, and regrade CSAH 96 roadway ditch. In agreeing, TNT Construction Group will not utilize Airport Road from Harris Town Road to the Grand Rapids City limits.
15. This lease shall expire on December 31, 2030, or if any other terms of this Lease be violated by TNT Construction Group, then the City shall have the right to cancel this Lease at once, and to re-enter and take possession of said Premises immediately, and without any previous notice of intention to re-enter, under such terms and conditions as allowed by law.
16. Either party may terminate this Lease without cause upon at least thirty (30) days written notice to the other at anytime during its term.

TNT Construction Group, President

Date

City of Grand Rapids, Mayor

Date

Itasca County, Board Chair

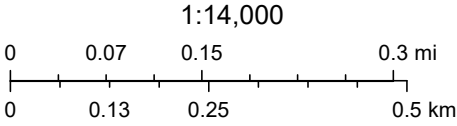
Date

Attachment "A"



Legend

 TNT Pit



City of Grand Rapids