

FIRST AMENDMENT
TO DECLARATION OF INDUSTRIAL
STANDARDS AND PROTECTIVE COVENANTS
FOR McCARA FIRST ADDITION

Moorhead-Clay County Area Redevelopment Authority pursuant to Article II, Section d of the Declaration of Industrial Standards and Protective Covenants for McCARA First Addition hereby amends Article VIII of said Declaration of Industrial Standards and Protective Covenants for McCARA First Addition as follows:

ARTICLE VIII. ADVERTISING SPACE:

- a) The Authority recognizes that there is a need for signs advertising the name of the company located on the land subject to these standards. It is further recognized that acceptable Criteria For Standards for such signs may from time to time change so as to alter acceptable requirements for such signs. In order to allow for such changes, all requests for signs to be located on any building site on the lands subject to these standards shall be submitted to the Development Control Board for review and approval by the Authority. Such applications shall be considered in the light of the Criteria For Standards set forth herein and other appropriate data and shall either approve the proposed sign as submitted or require that the proposal be altered so that any sign constructed in connection therewith shall be such as to fulfill the said Criteria For Standards. In the event that the Authority does not approve any such sign proposals within forty-five (45) days after receipt by the Development Control Board, said sign proposals shall be deemed to have been approved by the Authority, provided, however, that no sign located on the land subject hereto shall:

1) Only Company or Company Products:

Be what is known as an advertising sign advertising businesses or products other than those sold, manufactured or warehoused on the premises on which the sign is located, except that this provision shall not apply to any development or directional signs erected by the Authority.

Dated this

The above
Industrial St
Addition is h
Redevelopment
First Addition
is thus execut
park of McCARA

2) Flashing, Pulsating, or Rotating Light/Lights:

Be permitted to have in use any flashing, pulsating, or rotating light or lights.

3) Roof-Top:

Be a sign located on a roof-top.

b) Notwithstanding anything contained in Section a) above to the contrary, the Authority may lease any land in McCARA First Addition, or any other land owned by McCARA hereafter platted as further additions to McCARA or unplatted land owned by McCARA to such commercial sign companies for purposes of outdoor advertising and the erection of outdoor advertising signs upon said terms and conditions and for such terms as McCARA in its sole discretion may see fit.

c) No leases to commercial sign companies shall be allowed by any lot owner other than McCARA on land in McCARA First Addition.

Dated this 10 day of Jan, 1984.

Moorhead-Clay County Area
Redevelopment Authority

By [Signature]
Michael Farrell, Its Chairman

By [Signature]
Roger Larson, Its Secretary
As Owner of all of the Lots
in McCARA First Addition except
for Lot One in Block Two

CONCURRENCE

The above and foregoing First Amendment to Declaration of Industrial Standards and Protective Covenants for McCARA First Addition is hereby concurred in by Moorhead-Clay County Area Redevelopment Authority as the owner of all of the lots in McCARA First Addition except for Lot One in Block Two which concurrence is thus executed by a majority of the building sites within the park of McCARA First Addition.

Moorhead-Clay County Area
Redevelopment Authority

By [Signature]
Mike Farrell, Its Chairman

By [Signature]
Roger Larson, Its Secretary

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COUNTY

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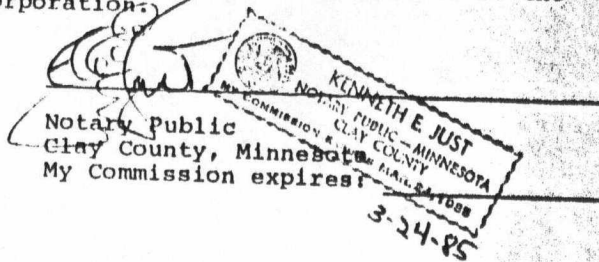
STATE OF MINNESOTA
COUNTY OF CLAY.

I hereby certify th
filed in this office for a
day of August
o'clock A.
Micro Card #

or
Mc Donald

STATE OF MINNESOTA)
) SS.
COUNTY OF CLAY)

On this 10 day of Jan., 1984, before me,
a Notary Public within and for said County, personally appeared
Michael Farrell and Roger Larson to
me personally known, who, being each by me duly sworn did say that
they are respectively the Chairman and the Secretary of the corporation
named in the foregoing instrument, and that the seal affixed to said
instrument is the corporate seal of said corporation, and that said
authority of its Board of Commissioners, and said Michael Farrell
and Roger Larson acknowledges said instrument to be the
free act and deed of said corporation.


Notary Public
Clay County, Minnesota
My Commission expires 3-24-85

STATE OF MINNESOTA }
COUNTY OF CLAY } SS.

I hereby certify that the within instrument was
filed in this office for record on the 8:20 24th
day of August A.D. 19 84 at 8:20
o'clock A. M. and was duly Recorded on
Micro Card # 383540
Helma Amundson
County Recorder

or Deputy
Mr. Driscoll et al Mhd