

MAPINFO CORP
Form 8-K
January 11, 2007

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION

WASHINGTON, D.C. 20549

FORM 8-K

**CURRENT REPORT
PURSUANT TO SECTION 13 OR 15(d) OF THE
THE SECURITIES EXCHANGE ACT OF 1934**

DATE OF REPORT (DATE OF EARLIEST EVENT REPORTED) **January 5, 2007**

MAPINFO CORPORATION

(EXACT NAME OF REGISTRANT AS SPECIFIED IN ITS CHARTER)

Delaware
(STATE OR OTHER
JURISDICTION OF
INCORPORATION)

0-23078
(COMMISSION FILE
NUMBER)

06-1166630
(I.R.S. EMPLOYER
IDENTIFICATION NO.)

ONE GLOBAL VIEW, TROY, NEW YORK 12180
(ADDRESS OF PRINCIPAL EXECUTIVE OFFICES) (ZIP CODE)

REGISTRANT'S TELEPHONE NUMBER, INCLUDING AREA CODE **(518) 285-6000**

INAPPLICABLE
(FORMER NAME OR FORMER ADDRESS IF CHANGED SINCE LAST REPORT)

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Check the appropriate box below if the Form 8-K is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions:

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
 - Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
 - Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
 - Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))
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Item 1.01. Entry into a Material Definitive Agreement

On January 5, 2007, MapInfo Corporation (the "Company"), through its wholly owned subsidiary MapInfo Realty LLC ("MapInfo"), entered into an amendment (the "Amendment") to the Ground Lease Agreement dated January 31, 2001 between MapInfo and Rensselaer Polytechnic Institute (the "Ground Lease"). The following summary of the Amendment is qualified in its entirety by the full text of the Amendment, which is attached hereto as Exhibit 10.1 and is incorporated herein by reference.

The Amendment was entered into in connection with MapInfo's contemporaneous purchase of the building adjacent to its owned corporate headquarters facility at One Global View, Troy, New York. The land upon which the owned corporate headquarters resides is subject to the original Ground Lease. Pursuant to the Amendment, the land upon which the adjacent building resides was added to the Ground Lease for an additional one-time rental payment of \$1,803,360. In addition, the term of the Ground Lease was extended by approximately three years to June 30, 2053.

Item 9.01 Financial Statements and Exhibits

(d) Exhibits.

The following Exhibit is filed with this Form 8-K.

Exhibit No.	Description
10.1	Second Amendment to Ground Lease Agreement dated January 5, 2007 between MapInfo Realty LLC and Rensselaer Polytechnic Institute Signatures

Pursuant to the requirements of the Securities Exchange Act of 1934, the Registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

MAPINFO CORPORATION

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Date: January 11, 2007

By: /s/ K. Wayne McDougall

K. Wayne McDougall
Vice President and
Chief Financial Officer
(principal financial and
accounting officer)

Exhibit Index

Exhibit
Number

Description of Exhibit

10.1

Second Amendment to Ground Lease Agreement dated January 5, 2007
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