

# Residential Lease

## Clause 1. Identification of Landlord and Tenant

This agreement is entered into between [redacted] [Tenant] and [redacted] [Landlord]. Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement.

## Clause 2. Identification of Premises

Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the premises located at 1822 Grand Ave., Apt. 1  
St. Paul, MN 55105 together with the following furnishings and appliances:  
Stove & Refrigerator  
Rental of the premises also includes n/a

## Clause 3. Limits on Use and Occupancy

The premises are to be used only as a private residence for Tenant(s) listed in Clause 1 of this Agreement, and their minor children. Occupancy by guests for more than one month is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

## Clause 4. Term of the Tenancy

The rental will begin on September 1, 2013, and end on with 60 days notice after. If Tenant vacates before the term ends, Tenant will be liable for the balance of the rent for the remainder of the term. 6 months.

## Clause 5. Payment of Rent.

### Regular month rent

Tenant will pay to Landlord a monthly rent of \$ 400.00, payable in advance on the first day of each month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. Rent will be paid in the following manner unless Landlord designates otherwise:

### Delivery of Payment.

Rent will be paid:

- ☐ by mail, to [redacted] 1808 Grand Ave. St. Paul, MN 55105  
☐ in person, at Abbott Paint & Carpet 1808 Grand Ave. St. Paul, MN 55105  
during business hours (see info sheet)

### Form of payment.

Landlord will accept payment in these forms:

- ☒ personal check made payable to [redacted]  
☒ cashier's check made payable to [redacted]  
☐ credit card  
☒ money order  
☒ cash

**Prorated first month's rent.**

For the period from Tenant's move-in date, n/a, through the end of the month, Tenant will pay to Landlord the prorated monthly rent of \$ \_\_\_\_\_. This amount will be paid on or before the date the Tenant moves in.

**Clause 6. Late Charges**

If Tenant fails to pay the rent in full before the end of the 5th day after it's due, Tenant will pay Landlord a late charge as follows: \$35.00

Landlord does not waive the right to insist on payment of the rent in full on the date it is due.

**Clause 7. Returned Check and Other Bank Charges**

If any check offered by Tenant to Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment," or any other reason, Tenant will pay Landlord a returned check charge of \$ same as bank charges

**Clause 8. Security Deposits**

On signing this Agreement, Tenant will pay to Landlord the sum of \$ 400.00 as a security deposit. Tenant may not, without Landlord's prior written consent, apply this security deposit to the last month's rent or to any other sum due under this Agreement. Within 30 days after Tenant has vacated the premises, returned keys, and provided Landlord with a forwarding address, Landlord will return the deposit in full or give Tenant an itemized written statement of the reasons for, and the dollar amount of, any of the security deposit retained by Landlord, along with a check for any deposit balance.

**Clause 9. Utilities**

Tenant will pay all utility charges, except for the following, which will be paid by Landlord:

n/a

**Clause 10. Assignment and Subletting**

Tenant will not sublet any part of the premises or assign this Agreement without the prior written consent of Landlord.

**Clause 11. Tenant's Maintenance Responsibilities**

Tenant will: (1) keep the premises clean, sanitary, and in good condition and, upon termination of the tenancy, return the premises to Landlord in a condition identical to that which existed when Tenant took occupancy, except for ordinary wear and tear; (2) immediately notify Landlord of any defects or dangerous conditions in and about the premises of which Tenant becomes aware; and (3) reimburse Landlord, on demand by Landlord, for the cost of any repairs to the premises damaged by Tenant or Tenant's guests or business invitees through misuse or neglect.

Tenant has examined the premises, including appliances, fixtures, carpets, drapes, and paint, and has found them to be in good, safe, and clean condition and repair, except as noted in the Landlord-Tenant Checklist.

**Clause 12. Repairs and Alterations by Tenant**

- a. Except as provided by law, or as authorized by the prior written consent of Landlord, Tenant will not make any repairs or alterations to the premises, including nailing holes in the walls or painting the rental unit.
- b. Tenant will not, without Landlord's prior written consent, alter, rekey, or install any locks to the premises or install or alter any burglar alarm system. Tenant will provide Landlord with a key or keys capable of unlocking all such rekeyed or new locks as well as instructions on how to disarm any altered or new burglar alarm system.

**Clause 13. Violating Laws and Causing Disturbances**

Tenant is entitled to quiet enjoyment of the premises. Tenant and guests or invitees will not use the premises or adja-

... areas in such a way as to: (1) violate any law or ordinance, including laws prohibiting the use, possession, or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment and peace and quiet of any other tenant or nearby resident.

#### Clause 14. Pets

No animal, bird, or other pet will be kept on the premises, even temporarily, except properly trained service animals needed by blind, deaf, or disabled persons and \_\_\_\_\_ under the following conditions:

No pets without prior consent from the landlord

#### Clause 15. Landlord's Right to Access

Landlord or Landlord's agents may enter the premises in the event of an emergency, to make repairs or improvements, or to show the premises to prospective buyers or tenants. Landlord may also enter the premises to conduct an annual inspection to check for safety or maintenance problems. Except in cases of emergency, Tenant's abandonment of the premises, court order, or where it is impractical to do so, Landlord shall give Tenant 24 hour notice before entering.

#### Clause 16. Extended Absences by Tenant

Tenant will notify Landlord in advance if Tenant will be away from the premises for 60 days or more consecutive days. During such absence, Landlord may enter the premises at times reasonably necessary to maintain the property and inspect for needed repairs.

#### Clause 17. Possession of the Premises

a. *Tenant's failure to take possession.*

If, after signing this Agreement, Tenant fails to take possession of the premises, Tenant will still be responsible for paying rent and complying with all other terms of this Agreement.

b. *Landlord's failure to deliver possession.*

If Landlord is unable to deliver possession of the premises to Tenant for any reason not within Landlord's control, including, but not limited to, partial or complete destruction of the premises, Tenant will have the right to terminate this Agreement upon proper notice as required by law. In such event, Landlord's liability to Tenant will be limited to the return of all sums previously paid by Tenant to Landlord.

#### Clause 18. Tenant Rules and Regulations

☐ Tenant acknowledges receipt of, and has read a copy of, tenant rules and regulations, which are attached to and incorporated into this Agreement by this reference.

#### Clause 19. Payment of Court Costs and Attorney Fees in a Lawsuit

In any action or legal proceeding to enforce any part of this Agreement, the prevailing party

☐ shall not / ☐ shall recover reasonable attorney fees and court costs.

#### Clause 20. Disclosures

Tenant acknowledges that Landlord has made the following disclosures regarding the premises:

☐ Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

☐ Other disclosures:

#### Clause 21. Authority to Receive Legal Papers

The Landlord, any person managing the premises, and anyone designated by the Landlord are authorized to accept service of process and receive other notices and demands, which may be delivered to:

- ☐ The Landlord, at the following address: 1808 Grand Ave.
- ☐ The manager, at the following address: 1808 Grand Ave.
- ☐ The following person, at the following address: [REDACTED]

**Clause 22. Additional Provisions**

Additional provisions are as follows:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Clause 23. Validity of Each Part**

If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

**Clause 24. Grounds for Termination of Tenancy**

The failure of Tenant or Tenant's guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on Tenant's rental application, is grounds for termination of the tenancy, with appropriate notice to Tenant and procedures as required by law.

**Clause 25. Entire Agreement**

This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant. Any modifications to this Agreement must be in writing signed by Landlord and Tenant.

8-26-13 [REDACTED] Trustee  
Date Landlord or Landlord's Agent Title  
Steve Abbott  
1808 Grand Ave.  
Address

St. Paul, MN 55105 [REDACTED]  
City State Zip Code Phone

8-26-2013 [REDACTED] [REDACTED]  
Date Tenant Phone

\_\_\_\_\_ Tenant [REDACTED]  
Date Phone

\_\_\_\_\_ Tenant \_\_\_\_\_  
Date Phone

Car Make + Model [REDACTED] Licence [REDACTED]

# Residential Lease

## Clause 1. Identification of Landlord and Tenant

This agreement is entered into between [redacted] [Tenant] and [redacted] Landlord]. Each Tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement.

## Clause 2. Identification of Premises

Subject to the terms and conditions in this Agreement, Landlord rents to Tenant, and Tenant rents from Landlord, for residential purposes only, the premises located at 1822 Grand Ave., Apt. 2  
St. Paul, MN 55105 together with the following furnishings and appliances:  
Stove & Refrigerator  
Rental of the premises also includes n/a

## Clause 3. Limits on Use and Occupancy

The premises are to be used only as a private residence for Tenant(s) listed in Clause 1 of this Agreement, and their minor children. Occupancy by guests for more than one month is prohibited without Landlord's written consent and will be considered a breach of this Agreement.

## Clause 4. Term of the Tenancy

The rental will begin on May 1, 2010, and end on after 60 days notice. If Tenant vacates before the term ends, Tenant will be liable for the balance of the rent for the remainder of the term.

## Clause 5. Payment of Rent.

### Regular month rent

Tenant will pay to Landlord a monthly rent of \$ 400.00, payable in advance on the first day of each month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. Rent will be paid in the following manner unless Landlord designates otherwise:

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- ☐ by mail, to [redacted] 1808 Grand Ave. St. Paul, MN 55105  
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### Form of payment.

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☐ credit card  
☒ money order  
☒ cash

**Prorated first month's rent.**

For the period from Tenant's move-in date, May 1, 2010, through the end of the month, Tenant will pay to Landlord the prorated monthly rent of \$ 400.00. This amount will be paid on or before the date the Tenant moves in.

**Clause 6. Late Charges**

If Tenant fails to pay the rent in full before the end of the 5th day after it's due, Tenant will pay Landlord a late charge as follows: \$35.00

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Tenant has examined the premises, including appliances, fixtures, carpets, drapes, and paint, and has found them to be in good, safe, and clean condition and repair, except as noted in the Landlord-Tenant Checklist.

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- ☐ The manager, at the following address: 1808 Grand Ave.
- ☐ The following person, at the following address: [REDACTED]

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Additional provisions are as follows:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

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## Clause 25. Entire Agreement

This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant. Any modifications to this Agreement must be in writing signed by Landlord and Tenant.

3-29-10

Date

[REDACTED]

Landlord or Landlord's Agent

Title

1808 Grand Ave.

Address

St. Paul,

City

MN

State

55105

Zip Code

[REDACTED]

Phone

3/30/10

Date

[REDACTED]

Tenant

[REDACTED]

Phone

Date

Tenant

Phone

Date

Tenant

Phone

License #

BY THIS LEASE AGREEMENT, made and entered on this 1st day of Sept.  
19 2000, by and between [REDACTED]  
herein called LANDLORD(S), and [REDACTED]

herein called TENANT(S). LANDLORD(S) leases and rents to the TENANT(S), and TENANT(S) leases and rents from the LANDLORD(S) Apartment No. 4 of the building known as [REDACTED] situated at 1822 Grand Ave. in the City of St. Paul, and County of Ramsey, State of Minnesota, on the real estate described as follows:

To be used and occupied by the TENANT(S) as a personal residence, and for no other purpose whatsoever, together with all appurtenances, for a term of one year to commence on Sept. 1, 2000 XX, and to end on August 31, 2001, XX, at 12:00 O'Clock P. M.

The TENANT(S) agree(s) to pay, without demand, to the LANDLORD(S) as rent for the leased premises the sum of Thirty Nine Hundred & NO/---Dollars (\$ 3,900.00) payable in equal monthly payments in advance, in the sum of Three Hundred Twenty Five Dollars (\$ 325.00) on the 1st day of each calendar month beginning Sept. 1, 2000 XX, at 1808 Grand Ave., City of St. Paul, MN, State of Minnesota, or at any other place the LANDLORD(S) may designate, PROVIDED, that if the premises are destroyed by fire, this lease shall terminate, but without rebate of rent paid or due and unpaid. Should the TENANT(S) fail to make the above mentioned payments as specified in this agreement or to pay any of the rent stated above when due, or shall fail to fulfill any of the promises or agreements contained in this agreement, then it shall be lawful for the LANDLORD(S) to terminate and cancel this lease. The LANDLORD(S) may then re-enter and take possession of the premises and to hold and retain the premises fully and absolutely without the re-entry working a forfeiture of the rents to be paid and the promises to be performed by the TENANT(S) during the full term of this lease.

IT IS FIRST MUTUALLY AGREED between the parties as follows:

1. SECURITY DEPOSIT. On execution of this lease the TENANT(S) shall deposit with the LANDLORD(S) One Hundred and no/-----Dollars (\$ 100.00) receipt of which is acknowledged by LANDLORD(S) as security for the faithful performance by the TENANT(S) of the terms of this lease agreement. The security deposit shall bear simple interest at the rate of  $5\frac{1}{2}\%$  per year non-compounded, computed from the first day of the month next following the full payment of the deposit to the last day of the month of termination of the tenancy. In compliance with M.S.A. 504.20, Subd. 3, the LANDLORD(S) shall, within 3 weeks after termination of the tenancy and receipt of the TENANT(S) mailing address or delivery instructions, return such deposits to the TENANT(S) with interest as above provided, or furnish to the TENANT(S) written statement showing the specific reason for the withholding of the deposit or any portion of the deposit. The LANDLORD(S) may withhold from such deposits only the amounts which are reasonably necessary to remedy the TENANT(S) defaults in the payment of rent or of other funds due to the LANDLORD(S) pursuant to an agreement or to restore the premises to their condition at the commencement of the tenancy, ordinary wear and tear excepted.

2. QUIET ENJOYMENT. The LANDLORD(S) promises and agrees that in paying the rent and performing the promises and agreements contained in this agreement, the TENANT(S) shall peacefully and quietly have, hold and enjoy the leased premises for the agreed term.

3. USE OF PREMISES. The leased premises shall be used and occupied by no more than 1 adult persons. Neither the premises, nor any part of the premises shall be used at any time during the term of this lease by the TENANT(S) for the purpose of carrying on any business, profession or trade of any kind, or for any purpose other than as a private, single family residence. No obstructions shall be left standing in the common hallways or entryways of said building. The TENANT(S) shall not commit any noise or nuisance whatsoever on the premises to the disturbance of other tenant(s), or keep any animals on the premises.

4. RIGHT OF ENTRY. The LANDLORD(S) or [REDACTED] designated agent reserves the right to enter the leased premises at all reasonable hours during the term of this lease, and any renewal of this lease for the purpose of inspecting the premises and all building improvements on the premises and whenever necessary to make repairs and alterations to the leased premises. The TENANT(S) grants permission to the LANDLORD(S) to show the premises to new rental applicants at reasonable hours of the day, within [REDACTED] days of the expiration of the tenancy.

5. ASSIGNMENT AND SUBLETTING. Without the LANDLORD(S) prior written consent, the TENANT(S) shall not assign this lease or sublet or grant any concession or license to use the premises or any part of the premises. A consent by the LANDLORD(S) to one assignment, subletting, concession or license shall not be deemed to be a consent to any subsequent assignment, subletting, concession or license. An assignment, subletting, concession or license without the LANDLORD(S) prior written consent or an assignment or subletting by operation of law, shall be void and the lease shall, at the LANDLORD(S) option, be terminated in compliance with the default provisions contained in this agreement.

6. UTILITIES. The TENANT(S) shall be responsible for paying all utility services required on the premises, except that Gas (Heat) shall be provided by the LANDLORD(S).

7. MAINTENANCE, REPAIRS AND ALTERATIONS. The LANDLORD(S) promises and agrees (A) that the premises and all common areas are fit for the use intended by the parties; (B) to keep the premises in reasonable repair during the term of the lease, except when the disrepair has been caused by the willful, malicious, or irresponsible conduct of the TENANT(S) or a person under the TENANT(S) direction or control; and (C) to maintain the premises in compliance with the applicable health and safety laws of the state and of the local units of government where the premises are located during the term of the lease, except when violation of the health and safety laws has been caused by the willful, malicious, or irresponsible conduct of the tenants or a person under the TENANT(S) direction or control. The TENANT(S) agrees: (A) To make no repairs or alterations except with the full knowledge and consent of the LANDLORD(S); (B) To be responsible for and mend at the TENANT(S) own proper cost any and all breakage or damage done to any part of the leased premises of whatever nature; and (C) to replace with as good quality and size and make good at the TENANT(S) own expense any glass broken on the premises during the continuance of this lease. (D) Other:

8. NON-LIABILITY OF LANDLORD(S). The TENANT(S) promises and agrees to make no claim, and expressly waive(s) any and all claims against the LANDLORD(S) or on account of any personal injury sustained, or any loss or damage to property, caused by fire, water, deluge or overflow, or explosion, howsoever arising or caused or being within the premises; or for loss of any articles by theft or from any cause from the premises or building.

9. TERMINATION. The TENANT(S) agree(s) to give the LANDLORD(S) 60 days written notice before the expiration of this lease of the TENANT(S) intention to vacate at the end of this lease, otherwise the LANDLORD(S) shall have the option of continuing this lease for            from the expiration of this lease and any subsequent expirations. This renewal provision shall be valid only if the LANDLORD(S) or            agent, within fifteen (15) days before the time that the TENANT(S) are required to furnish notice of            intention to quit and vacate, but not more than thirty (30) days before that time, given to the TENANT(S) written notice, served personally or by registered mail, directing the TENANT(S) attention to this renewal provision.

10. SURRENDER OF PREMISES. At the expiration of the lease term, the TENANT(S) shall vacate and surrender the premises in as good state and condition as they were at the commencement of this lease, reasonable use and wear excepted.

11. ABANDONMENT. If at any time during the term of this lease the TENANT(S) abandon(s) the leased premises, or any part of the leased premises, the LANDLORD(S) may at            option bring an action to recover possession of the leased premises. This action is equivalent to a demand for the rent and a re-entry upon the property. The LANDLORD(S) may at            option, hold TENANT(S) liable for any difference between the rent that would have been payable under this lease during the balance of the unexpired term, if this lease had been continued in force, and the net rent for that period realized by the LANDLORD(S) by means of reletting the premises. If the LANDLORD(S) recovers possession of the leased premises following abandonment of the premises by the TENANT(S) then the LANDLORD(S) may consider any personal property belonging to the TENANT(S) and left on the premises to also have been abandoned. The LANDLORD(S) may then dispose of all the personal property left on the abandoned property in any manner the LANDLORD(S) shall deem proper and the LANDLORD(S) is hereby relieved of all liability for doing so.

12. DEFAULT. If any default is made in payment of rent, or any part of a payment at the times specified in the agreement or if any default is made in performance of or in compliance with any other term or condition of this agreement, the lease, at the option of the LANDLORD(S) may be terminated and cancelled.

13. OTHER PROMISES AGREEMENTS AND CONDITIONS.

14. HEIRS AND ASSIGNS. The promises, agreements and conditions contained in the agreement shall apply to and bind the heirs, legal representatives, and assigns of the LANDLORD(S) and the TENANT(S) and all promises and agreements are to be construed as conditions of this lease.

IN WITNESS WHEREOF, the LANDLORD(S) and TENANT(S) have signed this lease this            day of            19           .

State of Minnesota

County of           

} ss

The foregoing instrument was acknowledged before me this            day of            19           ,

by           

           acknowledged

            
Signature of person taking acknowledgement

            
Title or Rank

This Instrument was Drafted By

            
Name

            
Address

# Apartment Lease

FROM

[REDACTED]

LANDLORD(S)

[REDACTED]

TO

[REDACTED]

TENANT(S)

Amount \$ 325.00 per month

Payable

[REDACTED]

1808 Grand Ave.

St. Paul, MN 55105

At

**A FINANCE CHARGE WILL BE ADDED TO YOUR ACCOUNT IF NOT PAID WITHIN 30 DAYS.**

# Residential Lease

## Clause 1. Identification of Landlord and Tenant

This agreement is entered into between [REDACTED] (Tenant) and HJA Properties Holdings #1820/Steve Abbott (Landlord). Each tenant is jointly and severally liable for the payment of rent and performance of all other terms of this Agreement.

## Clause 2. Identification of Premises

Subject to the terms and conditions of this Agreement, Landlord rents to Tenant, and tenant rents from Landlord, for residential purposes only, the premises located at 1822 Grand Avenue, Apt. # 4 together with the following furnishings and appliances: stove and refrigerator. Rental of the premises also includes storage space and parking spot.

## Clause 3. Limits on Use and Occupancy

The premises are to be used only as a private residence for Tenant(s) listed in Clause 1 of this agreement, and their minor children. Occupancy by guests for more than one month is prohibited without the Landlord's written consent and will be considered a breach of this Agreement.

## Clause 4. Term of Tenancy

The rental will begin on June 1, 2020 and will end on with 60 days notice after Nov. 30, 2020. If Tenant vacates before the term ends, Tenant will be liable for the balance of the rent for the remainder of the term.

## Clause 5. Payment of Rent

### Regular month rent

Tenant will pay to the Landlord a monthly rent of \$500.00, payable in advance on the first day of each month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day. Rent will be paid in the following manner unless Landlord designates otherwise:

### Delivery of Payment

Rent will be paid:

☐ by mail, to HJA Properties Holdings #1820, 1808 Grand Ave., St. Paul, MN 55105

Or

☐ in person, at Abbott Paint & Carpet, Inc. 1808 Grand Ave., St. Paul, MN 55105

### Form of payment

Landlord will accept payment in these forms:

☐ personal check made payable to HJA Properties Holdings #1820.

☐ cashiers check made payable to HJA Properties Holdings #1820

☐ money order

☐ cash

### Prorated first month's rent

For the period from Tenant's move-in date, N/A, through the end of the month, Tenant will pay to the Landlord the prorated monthly rent of \$\_\_\_\_\_. This amount will be paid on or before the date the Tenant moves in.

**Clause 6. Late Charges**

If Tenant fails to pay the rent in full before the end of the 5<sup>th</sup> day after it's due, Tenant will pay Landlord a late charge as follows: \$35.00.

Landlord does not waive the right to insist on payment of the rent in full on the date it is due.

**Clause 7. Returned Check and Other Bank Charges**

If any check offered by Tenant to Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment", or any other reason, Tenant will pay Landlord a returned check charge of an amount equal to that charged by Landlord's bank.

**Clause 8. Security Deposits**

On signing this agreement, Tenant will pay to Landlord the sum of \$500.00 as a security deposit. *waived per AJ 5/13*  
Tenant may not, without Landlord's prior written consent, apply this security deposit to the last month's rent or to any other sum due under this Agreement. ~~Within 30 days after Tenant has vacated the premises, returned the keys, and provided the Landlord with a forwarding address, Landlord will return the deposit in full or give Tenant an itemized written statement of the reasons for, and the dollar amount of, any of the security deposit retained by Landlord, along with a check for any deposit balance.~~

**Clause 9. Utilities**

Tenant will pay all utility charges, except for the following, which will be paid by the Landlord: water, trash & recycling.

**Clause 10. Assignment and Subletting**

Tenant will not sublet any part of the premises or assign this Agreement without the prior written consent of Landlord.

**Clause 11. Tenant's Maintenance Responsibilities**

Tenant will: (1) keep the premises clean, sanitary, and in good condition and, upon termination of the tenancy, return the premises to Landlord in a condition identical to that which existed when Tenant took occupancy, except for ordinary wear and tear; (2) immediately notify Landlord of any defects or dangerous conditions in and about the premises of which the Tenant becomes aware; and (3) reimburse Landlord, on demand by Landlord, for the cost of any repairs to the premises damaged by Tenant or Tenant's guests or business invitees through misuse or neglect. Tenant has examined the premise, including appliances, fixtures, carpets, drapes, and paint, and has found them to be in good, safe, and clean condition and repair, except as noted in the Landlord-Tenant Checklist.

**Clause 12. Repairs and Alterations by Tenant**

- a. Except as provided by law, or as authorized by the prior written consent of the Landlord, Tenant will not make any repairs or alterations to the premises, including nailing holes in the walls or painting the rental unit.
- b. Tenant will not, without Landlord's prior written consent, alter, rekey, or install any locks to the premises or install or alter any burglar alarm system. Tenant will provide Landlord with a key or keys capable of unlocking all such rekeyed or new locks as well as instructions on how to disarm any altered or new burglar alarm system.

**Clause 13. Violating Laws and Causing Disturbances**

Tenant is entitled to quiet enjoyment of the premises. Tenant and guests or invitees will not use the premises or adjacent areas in such a way as to: (1) violate any law or ordinance, including laws

prohibiting the use, possession, or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment of any other tenant or nearby resident.

**Clause 14. Pets**

No animal, bird, or other pet will be kept on the premises, even temporarily, except properly trained service animals needed by blind, deaf, or disabled persons under the following conditions: No pets allowed without prior consent from Landlord.

**Clause 15. Landlord's Right to Access**

Landlord or Landlord's agents may enter the premises in the event of an emergency, to make repairs or improvements, or to show the premises to prospective buyers or tenants. Landlord may also enter the premises to conduct an annual inspection to check for safety or maintenance problems. Except in cases of emergency, Tenant's abandonment of the premises, court order, or where it is impractical to do so, Landlord shall give Tenant 24 hour notice before entering.

**Clause 16. Extended Absences by Tenant**

Tenant will notify Landlord in advance if Tenant will be away from the premises for 30 or more consecutive days. During such absence, Landlord may enter the premises at times reasonably necessary to maintain the property and inspect for needed repairs.

**Clause 17. Possession of the Premises**

a. *Tenant's failure to take possession.*

If, after signing this Agreement, Tenant fails to take possession of the premises, Tenant will still be responsible for paying rent and complying with all other terms of this Agreement.

b. *Landlord's failure to deliver possession.*

If Landlord is unable to deliver possession of the premises to Tenant for any reason not within the Landlord's control, including, but not limited to, partial or complete destruction of the premises, Tenant will have the right to terminate this Agreement upon proper notice as required by law. In such an event, Landlord's liability to Tenant will be limited to the return of all sum's previously paid by Tenant to the Landlord.

**Clause 18. Tenant Rules and Regulations**

☐ Tenant acknowledges receipt of, and has read a copy of, tenant rules and regulations, which are attached to and incorporated into this Agreement by the reference.

**Clause 19. Payment of Court Costs and Attorney Fees in a Lawsuit**

In any lawsuit or legal proceeding to enforce any part of this Agreement, the prevailing party shall recover reasonable attorney fees and court costs.

**Clause 20. Disclosures**

Tenant acknowledges that Landlord has made the following disclosures regarding the premises:

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**Clause 21. Authority to Receive Legal Papers**

The landlord, any person managing the premises, and anyone designated by the Landlord are authorized to accept service of process and receive other notices and demands, which may be delivered to:

- ☐ The Landlord, at the following address: 1808 Grand Ave., St. Paul, MN 55105
- ☐ The manager, at the following address: 1808 Grand Ave., St. Paul, MN 55105
- ☐ The following person, at the following address: Steve Abbott, 1808 Grand Ave., St. Paul, MN 55105

**Clause 22. Additional Provisions**

Additional provisions are as follows:

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**Clause 23. Validity of Each Part**

If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

**Clause 24. Grounds for Termination of Tenancy**

The failure of Tenant or Tenant's guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on the Tenant's rental application, is grounds for termination of the tenancy, with appropriate notice to Tenant and procedures as required by law.

**Clause 25. Entire Agreement**

This document constitutes the entire Agreement between the parties, and no promises or representations, other than those contained here and those implied by law, have been made by Landlord or Tenant. Any modifications to this Agreement must be on writing signed by Landlord and Tenant.

|                                                                                           |                                                                                     |                                                                                      |
|-------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <u>5/14/2020</u>                                                                          |  |  |
| Date                                                                                      | Landlord or Landlord's Agent                                                        | Title                                                                                |
| 1808 Grand Avenue                                                                         |                                                                                     | St. Paul                                                                             |
| Address                                                                                   |                                                                                     | City                                                                                 |
| Minnesota                                                                                 | 55105                                                                               |   |
| State                                                                                     | Zip Code                                                                            | Phone                                                                                |
| <u>5/14/20</u>                                                                            |  |  |
| Date                                                                                      | Tenant                                                                              | Phone                                                                                |
| Email  | <u>gmail.com</u>                                                                    |                                                                                      |
|                                                                                           | Make/Model Car                                                                      | <u>Lin Soul</u>                                                                      |
| License Plate _____                                                                       |                                                                                     |                                                                                      |