

Apartment lease

RESIDENTS: (List all occupants)

Michael Smith and Jesse Weber

1517 Portland Avenue, Apt. D, St. Paul, MN 55104

Rental rates per month: \$1,665.00

See Addendum A for building non-smoking policy.

Utilities (other than own unit's Xcel bill which tenants are separately and fully responsible for) are included in rent.

See Addendum B utilities costs

Pet rent \$0

TOTAL RENT \$1,665/month inclusive of new utilities costs

Month to Month Lease Begins: September 1, 2025

at 12:01am and ends on the last day of the month. Lease automatically renews on the first of each subsequent month and ends on the last day of each subsequent month, for an indefinite period until either party provides notice to terminate lease subject to notice period.

NOTICE PERIOD: Two Months received before the 1st.

Holdover fee is \$50 per hour after 3pm on the lease ends day.

Lease is month to month, and signing this lease does not create a long-term obligation on the part of either the landlords or tenants.

MANAGEMENT: Robin Doroshow and Richard Kronfeld: owners authorized to accept service of process and receive and give receipt for notices and demands at 4221 Beverly Avenue, Golden Valley, MN 55422. Phone: 612-804-1178.

AUTHORIZED MANAGER OF APARTMENT: Robin Doroshow and Richard Kronfeld. This disclosure is made pursuant to Minnesota Law Section 504.22.

UTILITIES PAID BY RESIDENT: Xcel bill for own apartment's gas and electricity, as well as for gas and electricity for designated washer and dryer in basement of building.

LATE RENT FEE: \$75.00

NSF CHECK FEE: \$50.00

SECURITY DEPOSIT: \$0

(Refundable only upon receipt of a proper vacate notice)

ADDITIONAL SEC. DEP:

TOTAL DEPOSIT DUE AT LEASE SIGNING: \$0

All terms of month-to-month lease that commenced on September 1, 2023, remain in full force and effect, with the single exception being the monthly rent amount.

PET FEE (Non-refundable): \$0

Garage rental: additional \$150/month per space as available.

Light bulbs are the tenant's responsibility to replace.

MOVE OUT CONDITION: Upon move out, the resident agrees to clean the appliances, remove trash and furnishings, remove carpet stains, vacuum carpet, wash the floors and repair any wall, ceiling, or door damage. Failure to do so may subject your security deposit to additional charges for reconditioning expenses.

Management and Resident agree to the terms of this lease, addendums, and building rules that are part of this lease. This lease is conditioned upon approval and acceptance of renter's rental application by Management.

OWNERS: X Robin Doroshow 10/27/24

X Richard Kronfeld 10/27/24

RESIDENTS: X

X



TERMS OF THIS LEASE

RENT

1. PAYMENT: Resident will pay Management the full monthly rent on the first day of each month while this Lease is in effect and during any extensions or renewals of this Lease. Pursuant to Minnesota Statute 504-02 Subd 1, acceptance by Management of less than the full amount of rent due from Resident does not waive Management's right to recover possession of the rental premises for nonpayment of the rent balance Resident owes Management.

2. WHO IS RESPONSIBLE FOR RENT: Each Resident is individually responsible for paying the full amount of rent and any other money owed to Management.

3. DUTY TO PAY AFTER EVICTION: If Resident is evicted because Resident violated a term of this Lease Resident must still pay the full monthly rent until: 1) Apartment is re-rented 2) Date This Lease Ends or 3) If the Lease is month to month, until the end of the next notice period. If the Apartment is re-rented for less than the rent due under this lease, Resident will be responsible for the difference until the Date This Lease Ends or, if the Lease is month to month, until the end of the next notice period.

4. LATE RENT FEE AND NSF CHECK FEE: Resident will pay the Late Rent Fee listed above if Resident does not pay the full monthly rent before the end of the business day on the **5th** day of the month. Resident also will pay the NSF Check Fee listed above if any check is returned unpaid.

USE OF APARTMENT

5. OCCUPANCY AND USE. Only the persons listed above as Residents may live in the apartment. Persons not listed as Residents may live in the Apartment only with the prior written consent of Management. Residents may use the Apartment and utilities for normal residential purposes only.

6. SUBLETTING: Resident may not lease the apartment to other persons (sublet), assign this Lease or sell this Lease without the prior written consent of Management.

7. RESIDENT PROMISES: 1) Not to act in a loud, boisterous, unruly or thoughtless manner or disturb the rights of the other Residents to peace and quiet, or to allow his/her guests to do so; 2) to use the Apartment only as a private residence, and not in any way that is illegal or dangerous or which would cause a cancellation, restriction or increase in premium in Management's insurance; 3) not to use or store on or near the Apartment any flammable or explosive; 4) not to interfere in the management and operation of the apartment building; 5) that the Apartment, common areas, or area surrounding the building will not be used by the Resident or by anyone acting under his/her control to a) manufacture, sell, give away, barter, deliver, exchange, distribute, or b) possess with the intent to manufacture, sell, give away, barter, or distribute any illegal drugs.

CONDITION OF APARTMENT

10. MANAGEMENT PROMISES: 1) The Apartment and all common areas are fit for use as a residential premises; 2) to keep the Apartment in reasonable repair and make necessary repairs within a reasonable time after written notice by Resident except when damage is caused by intentional or negligent conduct of the Resident or his/her guests; 3) to maintain the Apartment in compliance with applicable health and safety codes except when a violation of the health and safety codes has been caused by the intentional or negligent conduct of the Resident or his/her guests; 4) to keep the common areas clean and in good condition.

11. RESIDENT PROMISES: 1) Not to damage or misuse the Apartment or waste the utilities provided by Management or allow his/her guests to do so. 2) Not to paint or wallpaper the Apartment, or make any structural changes in the Apartment without the prior written consent of Management; 3) to keep the Apartment clean; 4) to give written notice to Management of any necessary repairs to be made; 5) to notify Management immediately of any conditions in the Apartment that are dangerous to human health or safety, or which may damage the apartment or waste utilities provided by management; 6) that when Resident moves out, the Apartment will be left in good condition, except for ordinary wear and tear; 7) not to remove any fixtures supplied by Management without the prior written consent of Management. 8) To cooperate with Management's pest control efforts. This may include, among other things, Residents emptying and cleaning cabinets, drawers and closets, pulling furniture away from walls and allowing exterminators to enter and treat the Apartment. **Residents further promise to not smoke cigarettes or any other substances of any type in apartments or common areas of the building. All invitees shall be made aware of this policy as it extends to all visitors, guests, contractors, or invitees of any type who enter the building at the behest of the tenants. This smoking prohibition extends to all interior spaces in the building.**

12. SECURITY DEPOSIT AGREEMENT: Management may retain the security deposit to pay for: (1) Restoration of the premises to their condition at the commencement of the tenancy, ordinary wear and tear excepted, Minnesota Law 50420 Subd 3 (b). Restoration includes damages, repairs and replacement of missing items; and (2) Unpaid rent, late rent charges or NSF check charges. Restoration charges are based upon labor at an hourly rate and materials at cost; and (3) Marketing costs where Management attempts to mitigate damages due to Resident's improper notice or breach of lease.

13. DESTROYED OR UNLIVABLE APARTMENT: If the Apartment is destroyed or damaged so it is unfit to live in due to any cause, Management may cancel this Lease immediately and may choose not to rebuild or restore the

Apartment. If the destruction or damage was not Resident's fault and Management cancels this Lease, rent shall be pro-rated and the balance will be refunded to Resident.

DURATION OF LEASE

14. FAILURE TO GIVE POSSESSION: If Management cannot provide the Apartment to Resident at the start of the Lease, Resident cannot sue Management for resulting damages but Resident will not start paying rent until he/she gets possession of the Apartment.

15. MOVING OUT BEFORE LEASE ENDS: If Resident moves out of the Apartment before the Date This Lease Ends, Resident is responsible for rent and any other losses, damages or costs including advertising costs, court costs and attorney fees.

16. TERMINATION OF LEASE WITH SPECIFIED ENDING DATE: If Resident wishes to move out of the Apartment on the Date This Lease Ends, Resident must give Management prior written notice equal to the two month Notice Period. If Resident stays in the Apartment after the Date This Lease Ends with the approval of Management, and Resident and Management have not renewed this Lease or entered into a new Lease, this Lease shall extend under its original terms except a) Duration shall become month-to-month and b) Notice Period remains 2 full months.

17. TERMINATION AND ALTERATION OF MONTH-TO-MONTH LEASE: When the Lease is month-to-month, Management and Resident may terminate the Lease only by giving the other party written notice equal to the two month Notice Period. A notice to cancel a Lease is effective on or before the last day of a month. Management may change any of the terms of a month-to-month Lease, including the amount of rent, by giving Resident written notice at least equal to the Notice Period.

18. MOVING OUT OF THE APARTMENT: Resident must move out by 12:00 Noon the last day of the Notice Period. If Resident does not move on time, Resident shall be liable to Management for any resulting losses including rent, court costs and attorney's fees. Park Place will charge a \$50/hour hold over fee for every hour occupied after 12:00.

RIGHTS OF MANAGEMENT

19. EVICTION: If Resident violates any of the terms of this Lease, Resident may be evicted immediately and without prior notice. If Resident is evicted but does not move out voluntarily, Management may bring an eviction action. If Resident violates a term of this Lease but Management does not sue or evict Resident, Management may still sue or evict Resident for any other violation of any term of this Lease.

20. ATTORNEY'S FEES: If Management brings any legal action against Resident, Resident must pay Management's actual attorney's fees and court costs even if rent is paid after the legal action is started.

21. MANAGEMENT'S RIGHT TO ENTER: Management and its authorized agents may enter the Apartment at any reasonable time to inspect, improve, maintain or repair the Apartment, or do other necessary work, or to show the Apartment to potential new Residents or buyers with reasonable notice and at reasonable hours, except in an emergency situation.

22. MANAGEMENT'S LEGAL RIGHTS AND REMEDIES: Management may use its legal rights and remedies in any combination. By using one or more of these rights or remedies Management does not give up any other rights or remedies it may have. Acceptance of rent does not waive Management's right to evict Resident for any past or existing violation of any term of this Lease.

23. LEASE IS SUBJECT TO MORTGAGE: The Apartment building may be mortgaged or subject to a contract for deed. Resident agrees that the rights of the holder of any present or future mortgage or contract for deed are superior to Resident's rights. For example, if a mortgage on the Apartment building is foreclosed, the person who forecloses on the Apartment building may, at their option, terminate Resident's Lease.

LIABILITY OF RESIDENT AND MANAGEMENT

24. DAMAGE OR INJURY TO RESIDENT OR HIS/HER PROPERTY: Management is not responsible for any damage or injury that is done to Resident or his/her property, guests or their property that was not caused by Management. Management recommends that Resident obtain Renter's Insurance to protect against injuries or property damage.

25. ACTS OF THIRD PARTIES: Management is not responsible for actions, or for any damages, injury or harm caused by third parties (such as other residents, guests, intruders or trespassers) who are not under Management's control.

26. RESIDENT SHALL REIMBURSE MANAGEMENT FOR 1) Any loss, property damage, cost of repair or service (including plumbing problems) caused by negligence or improper use by Resident, his/her agents, family or guests; 2) any loss or damage caused by leaving the doors or windows open; 3) all costs incurred by Management because the Apartment was abandoned or other Lease violations by Resident, 4) all advertising costs, court costs, and attorneys fees Management has in any lawsuit to collect unpaid rent and charges or any suit for eviction.

27. WHEN PAYMENTS ARE DUE: Any amount owed by Resident is due when Management asks for it. Management does not give up its right to any money owed by Resident because of Management's failure or delay in asking for any payment. Management can ask for any money owed by Resident before or after Resident moves out of the Apartment.

MISCELLANEOUS

28. FALSE OR MISLEADING RENTAL APPLICATION: If Management determines that any oral or written statements made by Resident in the rental application or otherwise are not true or complete in any way, then Resident

has violated this Lease and may be evicted.

29. BUILDING RULES AND ATTACHMENTS ARE PART OF LEASE; NO ORAL AGREEMENTS: Any attachments to this lease are a part of this lease. If a term of any attachment conflicts with any term of this Lease, the attachment term will be controlling. Management's building rules are a part of this Lease, and Management may make reasonable changes in these rules at any time by giving Resident written notice. No oral agreements have been made. This Lease and its attachments and any other written agreements are the entire agreement between Resident and Management.

30. NOTICES: Resident agrees that a notice delivered by Management to their Apartment is a proper notice and becomes effective at the time of delivery.

BUILDING RULES

- 1. RENT.** Rent should be paid online via Venmo as arranged with owners on the 1st of each month. If rent is paid by money order or personal check using the US Mail, to Robin Doroshow and Richard Kronfeld, 4221 Beverly Avenue, Golden Valley, MN 55422.
- 2. FEES.** A Late Fee of \$75.00 is assessed if rent is paid after the 5th of the month and an NSF Check Fee of \$50.00 is assessed if a rent payment is returned unpaid.
- 3. MOVE IN INSPECTION.** Please inspect your apartment and complete the Move In Condition form and return it to your Manager within 7 days.
- 5. RUBBISH AND RECYCLING.** Must be placed in the dumpster and containers and not along side of it.
- 6. WRITTEN REQUESTS OR NOTICES.** Report needed repairs, damage, maintenance or other requests for service to owners by email, text or telephone.
- 7. EMERGENCY.** Report a building emergency in person and directly to the owners Police and Fire Department, if necessary. After hours, please send an e-mail first and then call and leave a message.
- 8. SUSPICIOUS ACTIVITY.** Do not allow strangers to loiter around the building or your apartment. Report any suspicious activity to the owners and Police.
- 9. LANDINGS AND WALKWAYS.** Should be kept clear of rubbish, boots, bikes, toys, etc.
- 10. CHRISTMAS TREES.** Natural Christmas trees should be avoided due to the potential fire hazard.
- 11. LOCKS AND KEYS.** You may not change the locks or keys to your apartment. However, Management will re-key/change your locks for a \$60.00 fee.
- 12. LOCK OUTS.** You will be charged \$30.00 to unlock your apartment door after normal business hours. This should be paid to the person performing this service.
- 13. PEST CONTROL.** Please report pest problems to ParkPlaceMankato@gmail.com. An exterminator will be called in. Bird feeders are permitted; however, they must not be accessible to other animals such as squirrels, etc.
- 14. PEACE AND QUIET.** You and your guests may not disturb other residents right to peace and quiet, especially between 10:00 p.m. and 8:00 a.m.
- 15. LIGHT BULBS.** Light bulbs are the tenant's responsibility.
- 16. SMOKE DETECTOR.** You should check your smoke detector every 90 days and report any issues to owners.
- 17. DECORATING APARTMENT.** Resident may not change the paint color of the apartment walls without owner approval.
- 18. MOVE OUT INSPECTION.** Contact the Manager to schedule a move out inspection if you want one.
- 19. INSURANCE.** Your personal property is not insured unless you obtain renter's insurance. Management's insurance does not cover your personal property.

RESIDENTS X

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PET AGREEMENT

Addendum to Lease Agreement

PET DEPOSIT: \$0

TYPE OF PET: Dog

Management agrees to permit Resident to keep **one pet**. Two pets will be considered on a case by case basis.
Resident agrees to
and promises as follows:

If their pet is a dog:

1. To keep the dog on a leash at all times when outside of their apartment unit, and
2. To not use a tie out for the dog, and
3. To clean up after the dog **every time** it goes outside.

Resident also agrees to be responsible for and pay for any and all damages or cleaning made necessary by the permitted pet, and further agrees to control said pet so as not to disturb the property or peace and quiet of other residents. In the event that Resident cannot control his/her pet, to the satisfaction of Management, Resident agrees to permanently remove said pet from the leased apartment, within 10 days after written notice. Resident's failure to remove pet, after notice, shall constitute a material breach of lease for the leased apartment.

RESIDENTS: X

X

