

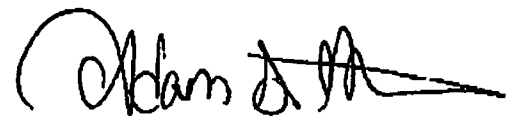
July 26th 2011

Property management:

I Adam Strobel awards Amanda Trador as
property manager of 1889/91 montana St Paul MN.
Property manager must obey all tenant/landlord laws.
this is effective now as of 7/26/11 @ 5:00pm EST.

Owner:

ADAM STROBEL



7/26/11

ATTN:

KEVIN MOTZ

from
ADAM STROBEL

orig-

M.S.B.A. Real Property Form No. 41 (2000, Revised 2011)
Minnesota Standard Residential Lease

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36. ADDITIONAL TERMS.

tenant responsible for snow removal

tenant responsible for lawn cutting

current address


adam strobel 6248 tandem way, indianapolis, indiana 46238

see additional terms for caretaker / property manager contract.

Landlord and Tenant agree to the terms of this Lease.

LANDLORD

Date 8/10/11

TENANTS

Date 8/10/11

Date
Date
Date
ADAM STROBEL

Date
Date
Date
Kevin Motz

RECEIPT BY TENANT(S)

I have received a signed original or copy of this Lease.

TENANTS:

Date: _____

Date: _____

Date: _____

Date: _____

MINNESOTA STANDARD RESIDENTIAL LEASE

© Copyright 2011 by Minnesota State Bar Association, Minneapolis, Minnesota. BEFORE YOU USE OR SIGN THIS LEASE, YOU SHOULD CONSULT WITH A LAWYER TO DETERMINE THAT THIS CONTRACT ADEQUATELY PROTECTS YOUR LEGAL RIGHTS. Minnesota State Bar Association declines any liability arising out of use of this form.
The Office of the Minnesota Attorney General certifies that this contract complies with the requirements of Minn. Stat. §325G.31 (2008). CERTIFICATION OF A CONTRACT BY THE MINNESOTA ATTORNEY GENERAL UNDER THE PLAIN LANGUAGE CONTRACT ACT IS NOT OTHERWISE AN APPROVAL OF THE CONTRACT'S LEGALITY OR LEGAL EFFECT.

Landlord and Tenant agree to the following terms.
TENANTS. (Each adult who signs this Lease is a "Tenant.") KEVIN MOTZ

OTHER OCCUPANTS. _____

LANDLORD. ADAM STROBEL

The Premises ("Premises") includes dwelling unit number 1891
at (street address) MONTANA AVE EAST (city) ST PAUL MN (zip code) 55119
and garage no. NCL, storage unit no. N/A, parking stall no. NCL

Term of Lease. (Write number of months or "month-to-month.") TWELVE MONTHS

Starting Date of Possession 10/01/11 Ending Date of Possession (if known) 10/01/12

Monthly Rent \$900.00 Security Deposit \$NA 400.00

Late Fee \$80.00 (in case may the late fee exceed 8.0% of the overdue rent payment. Minn. Stat. Section 504B.177.)

OTHER CHARGES (specify) none

RECEIPT. RECEIVED FROM TENANT BY LANDLORD AT THE SIGNING OF THIS LEASE:	AMOUNT
FIRST MONTH'S RENT PAID IN ADVANCE	—
FIRST MONTH'S UTILITIES PAID IN ADVANCE (See Choices 3 and 4 below.)	—
LAST MONTH'S RENT PAID IN ADVANCE	—
SECURITY DEPOSIT PAID IN ADVANCE	800.00
FIRST MONTH'S RENT FOR GARAGE PAID IN ADVANCE	—
FIRST MONTH'S RENT FOR STORAGE UNIT PAID IN ADVANCE	—
OTHER (Specify) _____, PAID IN ADVANCE	
TOTAL RECEIVED FROM TENANT:	

Notice. Under Minnesota law, the landlord of a single-metered residential building is the bill payer responsible and shall be the customer of record contracting with the utility for utility services. Utilities and Services will be paid as follows.

UTILITIES:	Included in Rent		Not Included in Rent; Paid or Billed Separately	
	Choice No. 1	Choice No. 2	Choice No. 3	Choice No. 4
	LANDLORD PAYS SERVICE PROVIDER	TENANT PAYS DIRECTLY TO SERVICE PROVIDER <small>(Tenant's Premises has a separate meter and separate billing or account in Tenant's name.)</small>	TENANT PAYS LANDLORD <small>(Reimbursement for separately metered utility or for service for Tenant's Premises with separate billing or account in Landlord's name.)</small> (ADDED TO RENT.)	TENANT PAYS LANDLORD FOR A PORTION OF UTILITIES OR SERVICES <small>(Tenant's Premises does not have a separate meter.)</small> (ADDED TO RENT)
	>>>>>> CHECK ONLY ONE COLUMN FOR EACH UTILITY OR SERVICE <<<<<<<			
Natural Gas		YES		
Water & Sewer	YES			
Electricity		YES		
Fuel Oil	N/A	N/A		
Garbage Collection	YES			
Telephone		YES		
Cable Communication		YES		
Association Fees	N/A	N/A		
Other Utility or Service (specify)				
NOTE: If either Choice No. 3 or Choice No. 4 is checked for any utility or service, Landlord must complete Part 35 of this Lease before Tenant signs. Caution: Minneapolis and other cities might prohibit the apportioning of utilities (Choice No. 4).			← SEE NOTE IF CHOICE NO. 3 OR CHOICE NO. 4 IS CHECKED FOR ANY UTILITY OR SERVICE.	

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CHECK APPLIANCES INCLUDED

- REFRIGERATOR
- KITCHEN STOVE
- MICROWAVE
- DISHWASHER
- TRASH COMPACTER
- CLOTHES WASHER
- CLOTHES DRYER
- WINDOW UNIT AIR CONDITIONER
- GAS GRILL
- OTHER

The person authorized to manage the Premises is

Name KEVIN MOTZ
Street Address, (not P.O. Box) 1891 MONTANA AVE EAST
City, State, Zip code ST PAUL, MN 55118 Telephone _____

The Landlord or agent authorized to accept service of process and receive and give receipts for notices is
Name KEVIN MOTZ
Street Address, (not P.O. Box) 1891 MONTANA AVE EAST
City, State, Zip code ST PAUL, MN 55118 Telephone _____

List any additional agreements here. Attach a copy of each additional agreement to each copy of the Lease.

The person listed on this lease is the property manager/caretaker, OWNERS REPRESENTATIVE AUTHORIZED TO ACT ON THE OWNERS BEHALF. THIS PROVISION OF THE LEASE WILL TAKE EFFECT ON AUGUST 15, 2011

TERMS OF THIS LEASE.

1. OCCUPANCY AND USE. Only the Tenants and Occupants listed above may live in the Premises, except as allowed by law. The Premises, Utilities and Services shall be used only for common residential uses.

2. RENT. Tenant shall pay Rent in advance on or before the first day of every month. Tenant shall pay the Rent at and to owners address in Indiana or other reasonable place requested by Landlord.

3. LATE FEE AND RETURNED CHECK FEE. If Landlord does not receive the rent by the fifth day of the month, Tenant must pay any late fee listed above as additional rent if requested in writing by Landlord. Tenant shall also pay \$20.00 for each unpaid check returned by Tenant's bank. Rent is "paid" when Landlord receives it, not when mailed or sent by Tenant.

4. SECURITY DEPOSIT. Landlord may use the security deposit
A. To cover Tenant's failure to pay rent or other money due Landlord.
B. To return the Premises to its condition at the start of the tenancy except for ordinary wear and tear.

Within 21 days after the tenancy ends and Tenant gives Landlord a forwarding address, Landlord shall return the full security deposit with interest or send a letter explaining what was withheld and why.

5. EACH TENANT RESPONSIBLE. Each Tenant is responsible for all money due to Landlord under this Lease, not just a proportionate share.

6. TENANT PAYS FOR DAMAGE. Tenant shall pay for all loss, cost, or damage (including plumbing trouble) caused by the willful or irresponsible conduct of Tenant or by a person under Tenant's direction or control.

7. LANDLORD'S NON-WAIVER. Payments other than rent are due when Landlord demands them from Tenant. Landlord's failure or delay in demanding payments is not a waiver. Landlord may demand payments before or after Tenant vacates the Premises.

8. ATTORNEY'S FEES. The court may award reasonable attorney's fees and costs to the party who prevails in a lawsuit about the tenancy.

9. PREMISES INSPECTION. Landlord and Tenant inspected the Premises together and signed an inspection sheet before signing this Lease. A copy is attached. When the Lease ends, Landlord and Tenant shall inspect again and complete a second inspection sheet.

10. LANDLORD'S PROMISES.
A. The Premises and all common areas are fit for the use intended by Landlord and Tenant.
B. Landlord shall make necessary repairs. Landlord need not repair damage caused by the willful or irresponsible conduct of Tenant, Tenant's guests, or a person under Tenant's direction or control.
C. Landlord shall keep the Premises up to code unless a violation of the codes has been caused by the willful or irresponsible conduct of Tenant, Tenant's guests, or a person under Tenant's direction or control.

11. TENANT'S PROMISES.
A. Tenant shall not allow damage to the Premises.
B. Tenant shall not allow waste of the Utilities or Services provided by Landlord.
C. Tenant shall make no alterations or additions.
D. Tenant shall remove no fixtures.
E. Tenant shall not paint the Premises without Landlord's written consent.
F. Tenant shall keep the Premises clean and tidy.
G. Tenant shall not unreasonably disturb the peace and quiet of others.
H. Tenant shall not interfere with the management of the property and shall not allow Tenant's guests to do so.



Landlord

Friday, March 25, 2011 7:58 PM

From: "Adam Strobel" <adamstrobel@gmail.com>

To: lilbugofuv18@yahoo.com

I'm appointing Amanda Trader as landlord of 1189/1891 Montana street effective 3/26/2011.

Best regards

Owner
Adam Strobel