

Apartment lease

RESIDENTS: (List all occupants)

Michael Smith and Jesse Weber

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

Rental rates per month: \$1,459.00

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 for breakdown of utilities costs and actual costs used to determine amounts.

Pet rent \$0

TOTAL RENT \$1,459.00

Month to Month Lease Begins: September 1, 2023

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 \$100/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

X

RESIDENTS: X

X

[Handwritten signatures of Michael Smith and Jesse Weber]

11-15-2023

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