

LEASE ADDENDUM

DATE: January 4, 2011

ADDENDUM TO EXISTING LEASE FORM:

Property Address: 803 Snelling Ave. N, St. Paul, MN 55104

PURPOSE:

To clarify the property use of 803 Snelling, and to conform to current City and State laws by combining the existing individual, identical form Leases into one Lease for 803 Snelling duplex unit No. 2.

DATE OF EXISTING LEASE AGREEMENT

TENANT

March 27, 2010	Nathaniel Paulson
March 27, 2010	Ben Tyler
June 18, 2010	Ibrahima Wone
August 17, 2010	Kashif Loving

ITEM ACTION

- 1 On each of the above documents, delete Agreement Title "Lease Agreement for Room" and replace it with this Addendum which shall form a cover sheet for tenants and Lessor's records and use.
- 2 Delete individual room identification numbers following Property Address.
- 3 All other items shall remain unchanged.
- 4 Attach a copy of this Addendum to each tenant's copy.

LESSOR *Gaylen Melby* DATE 1-7-11
 Gaylen Melby

TENANT *Nathaniel Paulson* DATE 1-7-11
 Nathaniel Paulson

TENANT *Ben Tyler* DATE 1-7-11
 Ben Tyler

TENANT *Ibrahima Wone* DATE 01-07-11
 Ibrahima Wone

TENANT *Kashif Loving* DATE 1-7-11
 Kashif Loving

LEASE AGREEMENT FOR ROOM

See Acknowledgment
Dated 1/4/2011

DATE: 8/17/10

LEASE: THIS LEASE IS MADE BY AND BETWEEN GAYLEN MELBY, LESSOR, WITH OFFICES AT 2400 N. Pascal, Roseville, MN 55113 AND:

Name Kashif Loving

Home Address _____

Email address Kash95@msn.com

Cell Phone 503-515-6836

Home Phone _____

Emergency Contact Teresa Loving

Address i

City, State, Zip Portland, Oregon 97220

THE PARTIES AGREE THAT LESSOR SHALL LEASE TO THE TENANT THE FOLLOWING PROPERTY FOR THE TERM DESCRIBED:

PROPERTY ADDRESS: 803 NORTH SNELLING AVE, ROOM 3
ST. PAUL, MN 55104

TERM: THIS LEASE SHALL RUN FOR THE PERIOD OF 1 year BEGINNING ON 9/1/2010 AND ENDING ON 9/1/2011

RENT: TENANT SHALL PAY TO THE LESSOR OR HIS AGENT BY MAIL, AT THE ABOVE ADDRESS (OR ANY OTHER ADDRESS THE LESSOR MAY DESIGNATE IN WRITING) THE MONTHLY RENT OF: _____ IN ADVANCE, IN CASH OR SINGLE CHECK FOR THE FULL AMOUNT, ON OR BEFORE THE FIRST OF EACH MONTH. TIMELY PAYMENT OF RENT IS THE ESSENCE OF THIS LEASE.

LATE FEE: TO COVER ADDED COSTS FOR LATE PAYMENTS, RENT SHALL BE INCREASED \$10.00 PER DAY FOR EVERY DAY PAST THE DUE DATE.

RETURNED CHECKS: AN ADMINISTRATIVE FEE OF \$30.00 SHALL BE ASSESSED FOR EACH RETURNED CHECK.

SECURITY DEPOSIT: A SECURITY DEPOSIT IN THE AMOUNT OF \$200.00 HAS BEEN MADE AS OF THE DATE OF THIS AGREEMENT TO SECURE THE UNIT. THIS AMOUNT PLUS INTEREST WILL BE RETURNED TO THE TENANT AFTER COMPLYING WITH ALL OF THE TERMS OF THIS LEASE AND VACATING THE UNIT.

LEASE AGREEMENT FOR ROOM

803.2-2
see obituary
dated 1/4/2011

DATE: March 27, 2010

LEASE: THIS LEASE IS MADE BY AND BETWEEN GAYLEN MELBY, LESSOR, WITH OFFICES AT 2400 N. Pascal, Roseville, MN 55113 AND:

Name Ben Tyler

Home Address REFER TO APPL.

Email address _____

Cell Phone _____

Home Phone _____

Emergency Contact _____

Address _____

City, State, Zip _____

OK 1/5 → 1/7
5 on 5:30

THE PARTIES AGREE THAT LESSOR SHALL LEASE TO THE TENANT THE FOLLOWING PROPERTY FOR THE TERM DESCRIBED:

PROPERTY ADDRESS: 803 NORTH SNELLING AVE, ROOM 803.2 ← will stay in room 2 from
ST. PAUL, MN 55104

TERM: THIS LEASE SHALL RUN FOR THE PERIOD OF ONE YEAR BEGINNING ON JUNE 1, 2010 AND ENDING ON MAY 31, 2011

RENT: TENANT SHALL PAY TO THE LESSOR OR HIS AGENT BY MAIL, AT THE ABOVE ADDRESS (OR ANY OTHER ADDRESS THE LESSOR MAY DESIGNATE IN WRITING) THE MONTHLY RENT OF: _____, IN ADVANCE, IN CASH OR SINGLE CHECK FOR THE FULL AMOUNT, ON OR BEFORE THE FIRST OF EACH MONTH. TIMELY PAYMENT OF RENT IS THE ESSENCE OF THIS LEASE.

LATE FEE: TO COVER ADDED COSTS FOR LATE PAYMENTS, RENT SHALL BE INCREASED \$10.00 PER DAY FOR EVERY DAY PAST THE DUE DATE.

RETURNED CHECKS: AN ADMINISTRATIVE FEE OF \$30.00 SHALL BE ASSESSED FOR EACH RETURNED CHECK.

SECURITY DEPOSIT: A SECURITY DEPOSIT IN THE AMOUNT OF \$ 200.00 HAS BEEN MADE AS OF THE DATE OF THIS AGREEMENT TO SECURE THE UNIT. THIS AMOUNT PLUS INTEREST WILL BE RETURNED TO THE TENANT AFTER COMPLYING WITH ALL OF THE TERMS OF THIS LEASE AND VACATING THE UNIT.

Credited from
Prior Lease
Ben

2008

803-2
RM 3

803-2
RM 2
RM 3

LEASE AGREEMENT FOR ROOM

All Obligations
date 1/4/2011

DATE: 6/18/10

LEASE: THIS LEASE IS MADE BY AND BETWEEN GAYLEN MELBY, LESSOR, WITH OFFICES AT 2400 N. Pascal, Roseville, MN 55113 AND:

Name Ibrahima Wone
 Home Address 4311 Cornelia Circle
Edina 55435
 Email address iboucool@hotmail.com
 Cell Phone 612-210-2728
 Home Phone _____
 Emergency Contact David Irvin 612-730-3379
 Address _____
 City, State, Zip _____

THE PARTIES AGREE THAT LESSOR SHALL LEASE TO THE TENANT THE FOLLOWING PROPERTY FOR THE TERM DESCRIBED:

PROPERTY ADDRESS: 803 NORTH SNELLING AVE, ROOM 3
ST. PAUL, MN 55104

TERM: THIS LEASE SHALL RUN FOR THE PERIOD OF 1yr BEGINNING ON Aug 15, 2010 AND ENDING ON Aug 1, 2010

RENT: TENANT SHALL PAY TO THE LESSOR OR HIS AGENT BY MAIL, AT THE ABOVE (OR OTHER ADDRESS THE LESSOR MAY DESIGNATE IN WRITING) THE MONTHLY RENT OF _____ ADVANCE, IN CASH OR SINGLE CHECK FOR THE FULL AMOUNT, ON OR BEFORE THE _____ OF EACH MONTH. TIMELY PAYMENT OF RENT IS THE ESSENCE OF THIS LEASE.

LATE FEE: TO COVER ADDED COSTS FOR LATE PAYMENTS, RENT SHALL BE INCREASED \$10.00 PER DAY FOR EVERY DAY PAST THE DUE DATE.

RETURNED CHECKS: AN ADMINISTRATIVE FEE OF \$30.00 SHALL BE ASSESSED FOR EACH RETURNED CHECK.

SECURITY DEPOSIT: A SECURITY DEPOSIT IN THE AMOUNT OF \$200.00 HAS BEEN MADE AS OF THE DATE OF THIS AGREEMENT TO SECURE THE UNIT. THIS AMOUNT PLUS INTEREST WILL BE RETURNED TO THE TENANT AFTER COMPLYING WITH ALL OF THE TERMS OF THIS LEASE AND VACATING THE UNIT.

SM August 2010 prorated rent of \$175

LEASE AGREEMENT FOR ROOM

803-2-1
FILE

see addendum
dated 1/4/2011

DATE: March 27, 2010

LEASE: THIS LEASE IS MADE BY AND BETWEEN GAYLEN MELBY, LESSOR, WITH OFFICES AT 2400 N. Pascal, Roseville, MN 55113 AND:

Name Nathaniel Paulsen
 Home Address (Refers to Prior Lease)

 Email address _____
 Cell Phone _____
 Home Phone _____
 Emergency Contact _____
 Address _____
 City, State, Zip _____

THE PARTIES AGREE THAT LESSOR SHALL LEASE TO THE TENANT THE FOLLOWING PROPERTY FOR THE TERM DESCRIBED:

PROPERTY ADDRESS: 803 NORTH SNELLING AVE, ROOM 803-2-1
ST. PAUL, MN 55104

TERM: THIS LEASE SHALL RUN FOR THE PERIOD OF 1-year BEGINNING ON June 1, 2010 AND ENDING ON May 31, 2011

RENT: TENANT SHALL PAY TO THE LESSOR OR HIS AGENT BY MAIL, AT THE ABOVE ADDRESS (OR ANY OTHER ADDRESS THE LESSOR MAY DESIGNATE IN WRITING) THE MONTHLY RENT OF \$ _____ IN ADVANCE, IN CASH OR SINGLE CHECK FOR THE FULL AMOUNT, ON OR BEFORE THE FIRST DAY OF EACH MONTH. TIMELY PAYMENT OF RENT IS THE ESSENCE OF THIS LEASE.

LATE FEE: TO COVER ADDED COSTS FOR LATE PAYMENTS, RENT SHALL BE INCREASED \$10.00 PER DAY FOR EVERY DAY PAST THE DUE DATE.

RETURNED CHECKS: AN ADMINISTRATIVE FEE OF \$30.00 SHALL BE ASSESSED FOR EACH RETURNED CHECK.

SECURITY DEPOSIT: A SECURITY DEPOSIT IN THE AMOUNT OF \$ 200.00 HAS BEEN MADE AS OF THE DATE OF THIS AGREEMENT TO SECURE THE UNIT. THIS AMOUNT PLUS INTEREST WILL BE RETURNED TO THE TENANT AFTER COMPLYING WITH ALL OF THE TERMS OF THIS LEASE AND VACATING THE UNIT.

Prior Pmt.
Credited
Ben