

Feox-651-266-9124
attestation: Kristina

"Mucci Italian"

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PARKING LOT LEASING AGREEMENT

THIS AGREEMENT made this 11th Day of Sept 2019, by and between THOMAS Wang herein called "Lessor," and Tina Wick, herein called "Lessee." Lessor hereby agrees to rent to Lessee the parking lot property located at 801 Randolph Ave, St. Paul, Minn 55122 under the following terms and conditions. operation As Business Name Mucci Italian

1. FIXED-TERM AGREEMENT (LEASE):

Lessor agrees to lease this parking lot property for a fixed term of 5 Year, beginning 11/9/19 and ending 11/9/24. After 1 year rental, this Agreement may be terminated by either party by giving written notice at least 30 days prior to expiration that they do not wish this Agreement to continue on any basis.

2. PROPERTY:

Lessee will only use said property as a parking lot only, and for no other purpose whatsoever.

3. SECURITY DEPOSIT:

Lessee will pay security deposit of \$ 500⁰⁰, to be refunded upon vacating, and the termination of this leasing agreement according to other terms herein agreed. This deposit will be held to cover any possible damage to the parking lot property. No interest will be paid on this money and in no case will it be applied to back or future rent. It will be held intact by Lessor until at least thirty (30) working days after Lessee has vacated the property. At that time Lessor will inspect the premises thoroughly and assess any damages and/or needed repairs. This deposit will then be returned to Lessee within 60 days after Lessee has vacated the property.

4. RENT:

Lessee agrees to pay Lessor \$ 500⁰⁰ per month for rent, due and payable monthly in advance on the 1st day of each month during the term of this agreement. The first month's rent is required to be submitted on or before use of the parking lot property.

5. FORM OF PAYMENT:

Lessee agrees to pay their rent in the form of a personal check, a cashier's check, or a money order made out to the Lessor.

6. RENT PAYMENT PROCEDURE:

Lessee agrees to pay their rent by mail addressed to the Lessor's THOMAS Wang address 4055 Ramona Lane or in person at the same address, or in such other way as the Lessor will advise the Lessee in writing. Edgemoor, Minn 55122

7. CHANGES IN OWNERSHIP:

This contract will be renegotiated if there are any ownership changes on either side.

8. INSURANCE:

Lessee will carry liability insurance to cover its customers and their cars in the parking lot property. Lessor will not be liable for any loss or damages to personal property of Lessee or Lessee's customers. Lessor hereby acknowledges this and agrees to make no such claims for any losses or damages against Lessee. Lessee agrees to purchase insurance - at their own expense - sufficient to protect themselves and their property from theft, burglary, or damages. They acknowledge that if they fail to procure such insurance, it is their responsibility and they alone shall bear the consequences.

9. REAL ESTATE PROPERTY TAX:

Lessor will pay real estate property tax.

10. SERVICES:

Lessee shall be responsible for the following utilities and services in connection with the premises, e.g parking lot property.

- Snow removal and plowing
- Garbage and trash disposal

11. VEHICLES:

Lessee agrees to park their customers' vehicles in assigned area. (Do not want him to Tow any of our cars or neighbors or Danneckers)

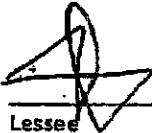
12. SUBLETTING:

Lessee will not sublet this parking lot property or any part of this property to any other party.

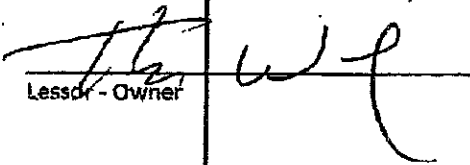
13. DEFAULT OR VIOLATIONS:

If there are any default or violations of this agreement, Lessee will pay all court costs and attorney's fees incurred by Lessor in enforcing by legal action or otherwise any of Lessor's rights under this lease or under any laws of this State.

Accepted this 11/9 day of SATURDAY 2019.


Lessee

11/9/19
Date


Lessor - Owner

11-9-2019
Date

Lessee	Name	Home Address	Phone Number
Wife	Tim Niver		612
Lessor	THOMAS Wang	4055 Purvica Lane	
Wife	Phoebe Wang	Bagan, Minn 55122	