HAMMES FAMILY
PROPERTY MANAGEMENT AND DISPOSITION AGREEMENT

THIS AGREEMENT is made and entered into this ____ day of February, 2014, by and between Dorothy Lyons, Leo Hammes (by Eleanor Hammes as Attorney-in-Fact), Eleanor Hammes and Estate of Earl Hammes (by Edward Kuhlman as Personal Representative of the Estate) (the "Parties").

WHEREAS, the Parties each have the following interests in certain real property (the "Property") with a street address of 1649 Ross Street, St. Paul, Minnesota and more fully described on Exhibit A:

Dorothy Lyons – 1/5 interest
Leo Hammes – 1/5 interest
Estate of Earl Hammes – 1/5 interest
Eleanor Hammes – 2/5 interest

WHEREAS, the Parties deem it is in their best interests to undertake to complete the repairs to the Property as set forth in the Code Compliance Report dated January 30, 2014.

NOW, THEREFORE, it is agreed as follows:

1. The Parties acknowledge that Eleanor Hammes and Edward Kuhlman, on behalf of all of the owners, shall undertake the obligation and responsibility to comply with the Code Compliance Report and complete all repairs contained therein in a timely manner.

2. The Parties agree to share proportionately all costs and expenses associated with the rehabilitation and elimination of 1649 Ross Avenue as a nuisance building.

3. In the event the property is sold, the Parties shall proportionately share in the profits after payment of all expenses, including repair costs, permit fees, escrow fees and legal fees incurred in connection with undertaking the above.

[Signature Page to Follow]

Date: 2/5/14

Eleanor Hammes

Date: 2/5/14

Estate of Earl Hammes by Edward Kuhlman, Personal Representative

Date: _____

Dorothy Lyons

Date: 2/5/14

Leo Hammes, by Eleanor Hammes as Attorney-in-Fact for Leo Hammes