ADDENDUM B TO RESIDENTIAL LEASE AGREEMENT

Addendum to Residential Lease Agreement between parties, dated _____, 2025, pertaining to lease of the premises located at 1517 Portland Avenue, Apartment D, St. Paul, MN 55104.

In the event of a conflict between this Addendum and any other provisions of the lease agreement, the language of this Addendum shall govern.

Utilities are paid by tenants as follows: Tenants pay their own unit's Xcel Energy bill. All other utilities are paid by building owners directly to providers. Tenants pay one-fourth (1/4) of these bills through their rent payments. These bills include water, common area electricity, full building gas for heat, and trash removal. The monthly amount included in your rent for utilities is $200.

The owner has the right to back bill if utility costs increase on property. Owner shall give proof of overage and may not charge more than actual costs. Owner also reserves the right to change payment process for utilities with 60 days prior notice.

_____ _____

Mike Smith Date Owner Date

_____

Jesse Weber Date