

# Country Club Manor

1945 Oakdale Ave. W. St. Paul, MN 55118 - 651-451-2633 - Margie@CCManor.com



## Rental Agreement / Lease

Today's Date: \_\_\_\_\_

Term - From \_\_\_\_\_ To: \_\_\_\_\_

Building Address: 1945 Oakdale Ave.

Apt#: \_\_\_\_\_ Monthly Rent: \$ \_\_\_\_\_

Garage# \_\_\_\_\_ Garage Rent: \$ \_\_\_\_\_

Security Deposit: \$ \_\_\_\_\_

Non Refundable Pet Fee: \$ \_\_\_\_\_

Residents Name:

Residents Phone:

Residents Email:

Additional Occupants:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The following is included in your rent:

Hot / Cold Water

Heat

Trash Pick Up - At a central location

Coin Op Laundry Equipment - Located in a common area of the building.

You are responsible for your own:

Electricity

Cable TV

Telephone

Internet / Wifi

Please Make Checks Payable To: CC Manor  
This property is managed by: CC Manor, LLC

Your Resident Manager is: Margie Reeve  
She can be reached at: 651-451-2633  
Or via email at: Margie@CCManor.com

**1. PREFACE.** WE agree to provide a safe, habitable place to live and YOU have to do most everything else. OUR part is not as easy as it might seem. There are a lot of things that can go wrong with an apartment not to mention the heating system, roof, etc and many of these things are very costly. WE also have a great deal of responsibility to ensure YOU have a peaceful environment in which to live. For example, if YOUR neighbor begins to play loud music just as YOU are trying to go to sleep, YOU will want US to be in a position to do something about it if a polite request from YOU doesn't work. Leases like this, although seemingly a bit burdensome to YOU, help ensure a peaceful, and great living environment for EVERYBODY here in our little community. WE hope YOU can understand this, and even fully appreciate the reasons for most of the terms of this agreement.

**2. TO THE RESIDENT.** This lease is a binding legal document. By signing it, YOU and the Landlord agree to be bound by everything it contains. Before signing this lease, make sure all the blank spaces are filled in. Make sure that YOU understand what the lease means. After YOU sign the lease, please ask for and keep a copy for your records.

### **3. DEFINITIONS - Throughout this lease:**

"WE", "US", and "OUR" means the landlord or owner of the premises, or anyone working for the owner.

"YOU" and "YOUR" means the resident(s) and person(s) who agree to rent the apartment.

"RESIDENT" means any person occupying the apartment overnight for more than two weeks cumulative in any one year period.

"GUEST" means anyone who comes to visit you and whose name is not listed above.

"Overnight" is any portion of the time between the hours of 1 AM and 6 AM.

"Fixtures" means items that are physically attached to the building.

"Breach" means to do something that is prohibited by the terms of this lease or to fail to do something that is required under the terms of this lease.

"Perform" is the opposite of breach: It means to do everything required to be done and not to do anything that is prohibited by the terms of this lease.

"Terminate" means to bring to an end.

"Abandon" means to move out of the apartment (even if YOU have still left belongings behind) without first giving proper written notice.

"Lease" means this document, even if it reverts to a month-to-month rental agreement.

"Vacate" means to timely do the following: Move YOU and all YOUR belongings out of the apartment, turn in all keys in your possession for the apartment including garage door remotes & card-keys, and provide YOUR forwarding address to US.

**4. ACCEPTANCE OF APPLICATION.** WE have accepted—and relied upon—YOUR application to rent this apartment and YOU say that everything on YOUR application is true and correct. YOUR application and Security deposit agreement are a part of this lease. IF WE LATER LEARN THAT INFORMATION ON YOUR APPLICATION IS FALSE OR THAT IMPORTANT INFORMATION HAS BEEN OMITTED, THIS LEASE WILL TERMINATE IMMEDIATELY AND YOU WILL BE REQUIRED TO VACATE THE APARTMENT. YOU previously authorized US to obtain YOUR consumer credit report, but YOU also authorize US to obtain others in the future if needed in attempting to collect past due rent payments, late fees, or other charges from YOU, both during the term of the lease and thereafter.  
Resident's Initials: \_\_\_\_\_

**5. APARTMENT AVAILABILITY.** WE will use OUR best efforts to make the apartment available to YOU on the date stated above after 3:00 PM, but if, due to circumstances beyond OUR control it is not available, YOU do not have to start paying rent until the apartment is available or, if WE cannot make it available within 10 days after the above date, YOU may terminate this lease. If YOU chose to so terminate, YOU will tell US right away and WE will refund all rent paid in advance along with any security deposit paid.

**6. RENTAL OF APARTMENT AND MISCELLANEOUS CHARGES.**

YOU agree to rent the apartment listed above for the term and amount listed above. YOU must pay the rent on the first day of each month in which it is due. Rent payments will be accepted by a single check in full payment of the rent even though two or more persons may have signed the lease or occupied the apartment. The rental rate listed above will be increased \$50.00 per month for each additional person occupying the apartment over and above the names listed above and then, only if WE pre-approve the additional person(s). If YOU are more than five (5) days late in paying the rent, a late charge will be immediately due equal to 8% of the unpaid rent plus an additional 8% for each month thereafter that particular late rent, or portion thereof, remains unpaid. YOU will also promptly pay all court costs and reasonable attorney's fees and collection fees that WE incur in enforcing OUR legal rights under this lease. YOU agree to pay all of OUR costs of re-renting, including advertising, if YOU breach this lease or abandon the apartment.

YOU will also be charged the following fees for the following items:

Returned checks: \$35.00 per check (or as MN Statute Allows)

Lost keys: \$20.00 per conventional key If YOU were issued a "Card Key" for the main door and fail to turn it in when YOU move, YOU will be charged a replacement fee of \$50.

Late move out: \$100.00 plus actual damages

Token Charge: \$50.00 as a token charge if YOU forget or lose your keys and YOU require the Resident Manager to let YOU in after 7:00 PM or before 8:00 AM.

**7. APPLIANCES AND PLUMBING.** YOU are responsible for the proper use and maintenance of all appliances and plumbing in the apartment. This provision includes any damage that results from the misuse or abuse of any appliance or plumbing. YOU agree to promptly reimburse US for loss, or cost of repairs or service caused anywhere in the apartment or the apartment community by YOU or YOUR GUESTS. WE may require payment at any time, including advance payment for repairs for which YOU or YOUR GUESTS are liable. Any delay in Owner's demand is not a waiver of such fees.

**8. RESIDENT ACCEPTS PREMISES.** YOU have examined the apartment and its fixtures and appliances and are satisfied with their condition, except as noted on any "move-in" form YOU signed upon moving in. WE do not have to change, improve or decorate anything. YOU will not abuse the apartment or any of the apartment fixtures and/or appliances. When YOU move out, YOU will leave the apartment and its fixtures and appliances in good condition except for ordinary wear and tear. If YOU cause damage to the apartment, fixtures or appliances, other than reasonable wear and tear, WE may charge YOU for the damage. You have looked over and signed the move-in forms, indicating YOU agree that YOU will be responsible for any damaged items found when YOU move out that were not previously noted on the move-in forms on or about the day YOU moved in.

**9. RESIDENCE ONLY.** YOU will use the apartment only as a residence and for no other purpose. YOU may not put any commercial or advertising signs in or on the building. No more than One person may stay in YOUR apartment, per the list of occupants above. YOU will not allow any GUEST to stay for longer than a total of 2 weeks in any 12 month period unless they get prior written consent from US. Guests desiring to stay longer than 2 weeks in any 12 month period must first fill out an application to have their names added to the lease for the apartment they are visiting. Thereafter, WE will review the application in accordance with the community's rental criteria before the GUEST may stay in the apartment overnight. YOU may have a maximum of 2 GUESTS staying with YOU at any given time. Additional GUESTS may be allowed with OUR prior written consent. All GUESTS must obey House Rules and perform under the terms of this Lease including the provision for a \$50 monthly charge for each additional occupant.

**10. SAFETY AND SAFETY DISCLOSURES.** YOU acknowledge that there may be asbestos, radon, lead paint, and/or other hazardous materials in and around the building YOU will be residing in. However, WE are not aware of any such hazardous materials on the premises. YOU will not use the apartment in any way which might threaten YOUR safety or the safety of the building or other residents. YOU will agree to promptly notify US of any condition in the apartment or the building which endangers YOU, YOUR children, GUESTS or other residents in the building. YOU will not do anything that will cause OUR hazard insurance or other insurance to be voided or to have OUR insurance rates increased, such as, but not limited to, keeping flammable fluids or explosives in the apartment, garage or storage areas (deck, if applicable).

**11. FIRE OR OTHER CASUALTY.** If YOU cannot live in the apartment or the building because of fire or other casualty, WE have the choice of either Terminating this lease as of the date of the damage, or, Within sixty (60) days, we will restore the apartment or the building so you can live in it again. You will only have to pay rent in proportion to the use YOU can make of the apartment and the building. If the restoration takes longer than sixty (60) days, either WE or YOU may terminate this lease.

**12. GOVERNMENT LAWS AND ORDINANCES.** YOU agree to abide by all local, State and Federal laws, and ordinances.

**13. MISCELLANEOUS RULES. DISTURBANCES:** YOU agree not to act in any way which substantially disturbs the other residents. YOU will not use YOUR video or audio equipment at a loud volume nor engage in loud, domestic quarrels. YOU will not run down the hallways of the building naked.

**UNATTENDED CHILDREN:** YOU agree not to leave children under the age of 11 years on or about the premises when YOU are not present for direct supervision.

**ITEMS NOT ALLOWED IN THE BUILDING OR APARTMENT:** The following items are not allowed to be used or stored in the apartment, in the building, or on the building grounds: Clothes washer / dryer; Boats, outboard motors, snowmobiles, and flammable or explosive substances; Pets such as cats (if not previously approved under OUR pet lease) or dogs, hamsters, guinea pigs, mice or other like animals; BBQ grills; Waterbeds or water-filled furniture; Natural Christmas trees. (Artificial trees are allowed.)

**LITTER:** YOU agree not to deposit litter in the common areas or building grounds and not allow YOUR GUESTS to do the same either.

**SNOW PLOWING:** If YOU fail to cooperate with OUR snow plowing policy, YOUR vehicle may be towed and stored at YOUR expense. YOU agree not to sue US for any damage to YOUR vehicle caused by towing or for other reasons that are beyond OUR direct control.

**PARKING:** Park in YOUR designated parking space if one is assigned, or in any stall in the outdoor parking lot that isn't reserved. There is a limit of one (1) car per licensed resident with a maximum of Two (2) cars per apartment. Inoperable or unregistered automobiles will be towed at YOUR expense but only after YOU do not respond to a 24 hour written notice.

**DRIVING ON LAWNS:** YOU are not permitted to drive any vehicle on the lawns at any time . . .even while moving in or out.

**INDOOR WINDOW CLEANING** is YOUR responsibility. YOU may—but are not required to—clean the outside of the windows in which case YOU assume the risk of injuring yourself while cleaning the windows. YOU agree not to bring suit against US for any injury suffered by YOU, or anyone under YOUR control, while cleaning the windows.

**LOCKS:** YOU may not alter any lock or install new locks on any door. We must have access to YOUR apartment for emergencies and other reasons such as those listed below in Paragraph 18.

**14. ADDITIONAL RULES AND REGULATIONS.** OUR House Rules contain additional regulations that WE post in the building or deliver to YOU or YOUR apartment from time to time. The House Rules are then part of this lease and are effective as soon as posted or delivered. YOU agree to comply with these written rules and regulations at all times. YOU acknowledge having received a copy of OUR current House Rules.

**15. DAMAGE TO THE PROPERTY.** YOU agree: Not to damage YOUR apartment, any electrical or plumbing equipment in YOUR apartment, the building itself, or grounds surrounding the building; To keep the apartment and building in a clean and tidy state, remove all trash from YOUR apartment in closed plastic bags, and never leave trash in buildings' common areas; To clean and dust YOUR apartment regularly and keep YOUR apartment, particularly the kitchen and bath, clean; **If YOU do not clean adequately and**

**regularly, YOU will be liable for reasonable cleaning charges - including charges for cleaning carpets, draperies, furniture, walls, etc. but only if they become dirty or soiled beyond normal wear and tear. In the event we find, in OUR sole judgment, such dirt or soiling, or that YOU are not keeping the Premises in a clean/sanitary condition, and the condition continues after we have given you a 7 day written notice of the situation, WE may hire a professional cleaning company or maid service. In that event, YOU agree to promptly reimburse us for any such expenditures made on your behalf and for that purpose.**

To give US written notice of necessary repairs such as a water leak, excessive moisture, standing water, or mold growth inside YOUR apartment or in any common area; To promptly notify US in writing and by phone of any condition in the apartment or the building which may cause damage to the apartment, the building or waste utilities, such as roof leaks, running toilets, leaks under sinks and/or leaking faucets.

**16. NO TRANSFER OF RIGHTS.** YOU may not transfer YOUR rights and obligations under this lease.

YOU may not rent or sublease the apartment to anyone else or allow anyone, not listed on the lease, to live in the apartment for more than two weeks in any given year, as described above, without OUR prior written consent.

**17. MOLD:** To minimize the occurrence and growth of mold in the leased premises, YOU hereby agree to the following: YOU agree to remove any visible moisture accumulation in or on the leased premises, including on walls, windows, floors, ceilings, and bathroom fixtures; mop up spills and thoroughly dry affected areas as soon as possible after occurrence; use exhaust fans in kitchen and bathroom when necessary; and keep climate and moisture in the leased premises at reasonable levels. YOU agree to be liable to US for damages sustained to the leased premises or to YOUR person or property as a result of YOUR failure to comply with the terms of this Mold clause.

**18. LANDLORD'S ENTRY.** WE or someone acting on OUR behalf may enter YOUR apartment at any reasonable time to inspect the apartment, to make repairs or to show the apartment to prospective new residents, purchasers, insurance agents, or appraisers. If YOU refuse to allow US this kind of entry, and WE are unable to rent YOUR apartment for any reason the following month, YOU agree to pay US the rent for such following month even though YOU are no longer living in the apartment. But any months beyond that month following

YOUR leaving will be entirely OUR responsibility even if YOU had refused US entry. We will try to give YOU at least a 24 hour notice but do not guaranty that, especially in cases of emergency situations.

**19. INTERRUPTION OF SERVICES.** The services WE provide may be interrupted by necessary actions such as repairs, renewals, improvements, alterations, or other causes. In such cases, WE do not have to give YOU a rent credit, pay damages to YOU, and YOU must continue to pay YOUR full rent and perform all other terms of this lease as well. We will do OUR best to avoid such outages or at least to minimize them as much as WE can.

**20. SMOKE FREE BUILDING POLICY.** The rental unit, common areas and within 15' anywhere around the building is designated as a smoke free space. It is YOUR responsibility to inform all GUESTS of OUR smoke free policy. Smoking on the premises by YOU or YOUR GUESTS is a violation of the lease. If YOU or YOUR GUESTS do smoke in YOUR apartment, YOU will be charged for time and material for a second coat of paint upon vacating if smoke damage warrants it, in OUR sole opinion.

**21. SECURITY DEPOSIT.** The Security Deposit stated at the beginning of this lease will be returned WITH INTEREST, within twenty-one (21) days after YOU move out, WE receive the keys for YOUR apartment, AND WE receive YOUR forwarding address, but any amount that WE use to repair damage caused by YOU (other than reasonable wear and tear) will be subtracted from the deposit after computing the interest. Any cleaning not done after YOU have turned in YOUR keys will also be subtracted from the deposit before the balance, if any, is returned to YOU. If the amount of any damages or cleaning is greater than the amount of the deposit, YOU will pay US the difference. WE do not have to return the deposit listed above if YOU breach the lease and that breach results in YOUR eviction or non-renewal of this lease. YOU are reminded of Minnesota Statute Section 504.20, Subdivision 7(a), which says in part that YOU cannot withhold all or part of the rent for the final month of the lease for the reason that WE should credit the deposit toward YOUR rent. If YOU do not pay the final month's rent after WE notify YOU of this statute and demand the rent in writing, WE will be entitled to the following damages:

- The amount of the deposit that WE can keep under this lease to repair damage, cleaning or for the other reasons; plus
- As a penalty, interest on the deposit that ordinarily would be paid to YOU; plus
- The final month's rent .

If YOU Owe US any money, WE can keep all or part of the deposit to reduce the amount owed.

**22. RESIDENT'S ALTERATIONS.** YOU will not add to, alter, or improve the apartment without OUR advance written consent. If WE consent, YOU will pay for any damage WE suffer as a result of the addition, alteration or improvement. Also, YOU must pay the cost of restoring the apartment to the condition it was in when YOU moved in. WE do not have to remove any addition, alteration or improvement, and if WE do not, the alteration, addition, or improvement become OUR property and part of the apartment. If WE remove anything, some or all of YOUR deposit may be used for that cost, and if the deposit is not enough, YOU will pay the excess.

**23. CONDEMNATION.** If all or part of the building or the apartment is condemned for public use or under threat of eminent domain, WE or the condemning agency can terminate this lease on, and not before, the date when the property is needed for public use. WE do not have to share the condemnation award with YOU. If the lease is terminated for this reason, neither WE nor YOU has to do anything more under this lease, except that, if YOU have fully performed this lease, WE must return to YOU: Any rent unused up to the date when YOU moved out, and the deposit or whatever is left of it, plus any accrued interest.

**24. NOTICE OF TERMINATION.** At least sixty (60) days before this lease expires, YOU must give US written notice of YOUR intention to vacate or this lease will automatically renew for another year, unless WE fail to give YOU a 60 day notice of OUR intent to renew it. If WE do not give YOU such a 60 day notice, and YOU do not notify US of YOUR intent to vacate upon the expiration of this lease, then the lease will revert to a month-to-month rental agreement, more fully described below. For the purposes of this paragraph and Paragraph 25 below, a "60 day notice" must be in writing and be given to US one day or more before YOUR second to last month's rent is due. In other words, YOU cannot, for example, decide on the January 7 that YOU will be moving on March 7. If you gave your notice on January 7, in this example, YOU would still be responsible for the full rent for January through the end of March even if YOU had not lived there during the remaining 24 or so days in March.

**25. MONTH-TO-MONTH RESIDENTS.** If YOU are or become a month-to-month resident, YOU must give US a sixty (60) day written notice of YOUR intention to move out. Month-to-month Rental Agreements renew themselves automatically every month except that WE can raise the rent, or terminate the Rental Agreement, by giving YOU a sixty (60) day written notice.

**26. YOU AGREE NOT TO ENGAGE IN ILLEGAL ACTIVITY SUCH AS, BUT NOT LIMITED TO, THE MAKING, SELLING, POSSESSING OR ALLOWING ILLEGAL DRUGS OR ALCOHOL USE IN YOUR APARTMENT, IN THE BUILDING OR ON THE BUILDING PREMISES (as defined in Section 102 of the Controlled Substance Act (21 U.S.C. 802) or possession of drug paraphernalia (MN Statute 152.092). IF YOU, OR ANY OF YOUR GUESTS, VIOLATE THIS CLAUSE YOU LOSE THE RIGHT TO POSSESSION AND WE MAY FILE TO EVICT IMMEDIATELY WITHOUT GIVING ONE RENTAL PERIOD'S NOTICE. PROOF OF VIOLATION SHALL NOT REQUIRE CRIMINAL CONVICTION, BUT SHALL BE BY THE PREPONDERANCE OF THE EVIDENCE. A SINGLE VIOLATION SHALL BE DEEMED A SERIOUS VIOLATION OF THIS LEASE AND WILL BE CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.**

**27. VACATING.** YOU agree to vacate the apartment completely by 12:00 Noon on or before the day this lease terminates. If YOU and YOUR belongings are not out at the required time, YOU will be responsible for a \$100 late-move-out charge PLUS all damages suffered by US including the storage of YOUR remaining goods (or trash), lost rent, advertising, court costs, all legal and collection fees, and hotel/motel/storage rent WE may have to pay to the person coming in after YOU while he or she waits for YOU to get everything out and to turn in YOUR keys.

**28. PARTIAL RENT PAYMENT EITHER BEFORE OR AFTER AN EVICTION ACTION.** If YOU fail to pay rent in a timely basis, and WE bring an eviction action against YOU, YOU and WE agree that if YOU make a partial payment of YOUR rent either before or after WE begin the eviction action, OUR acceptance of the rent does not waive OUR right to recover possession of the apartment for non-payment of rent and such acceptance of a partial payment of the rent will not require US to start a new eviction (Unlawful Detainer) action by accepting partial payment.

**29. GROUNDS FOR LANDLORD TO TERMINATE LEASE.** WE have the choice of terminating both the lease and YOUR right to stay in the apartment, or just terminating YOUR right to stay in the apartment if any of the following becomes true:

YOU do not timely pay YOUR rent in full; if rent is paid late six or more times in any given year, such late payments will constitute material non-compliance and is grounds for eviction.

YOU do not fully comply with the terms of this lease;

YOUR apartment is subject to attachment or any other legal process;

A receiver is appointed for any of YOUR property; or

YOU abandon the apartment.

**30. LIABILITY OF RESIDENT AND LANDLORD. DAMAGE OR INJURY TO RESIDENT OR HIS/HER PROPERTY:** WE are not responsible for any damage or injury that is done to YOU or YOUR property, GUESTS or their property that was not caused by US. WE strongly recommend that YOU obtain Renter's Insurance to protect against such injuries or property damage.

**ACTS OF THIRD PARTIES:** WE are not responsible for the actions of any third parties (such as other residents, GUESTS, contractors, intruders or trespassers) who, at a time they are not under OUR control, cause any damage, injury, if any, or harm to YOU or YOUR property. If such third parties are under OUR direct control, OUR responsibility is limited to OUR negligence in supervising them.

**31. RESIDENT WILL PAY RENT.** YOU will always timely pay the rent even if YOU have an unsettled claim against US relating to this lease.

**32. REMOVAL OF RESIDENT'S PROPERTY AND RE-RENTING.** In the event YOU breach this lease and WE decide to terminate only YOUR right to stay in the apartment, WE may remove YOUR property and YOU will still have to pay rent for the remaining term of this lease, plus any other amounts YOU owe. WE may also re-rent the apartment to anyone else, on whatever terms WE choose. If WE re-rent the apartment, WE can repair or decorate the apartment and charge YOU for the cost. If WE cannot recover the full rent and other expense due US under this lease plus all of OUR expenses related to re-renting the apartment, YOU must make up the difference; but if the rent from re-renting is more than the full rent plus OUR expenses, the difference must be refunded to YOU at the end of this lease. YOU must reimburse US for the cost of removing any of YOUR property. WE are not responsible for the value, preservation, or safekeeping of YOUR property, including such items as heirlooms, antiques, artwork, or jewelry. YOU give up any claim to all property that YOU leave behind for more than sixty (60) days after vacating or abandoning the apartment, or sixty (60) days after being removed by the Sheriff as a result of a Writ of Restitution.

**33. GROUND LEASES AND MORTGAGES.** This lease is subordinate to ground leases or mortgages that cover the building and the apartment now or in the future.

**34. INCOMPLETE ENFORCEMENT OF LANDLORD'S RIGHTS.** If WE enforce any one or more of OUR rights, WE are not prevented from enforcing any of OUR other rights. OUR failure to enforce any rights does not mean that WE give up those rights. WE do not give up any rights by accepting only part of the rent or by accepting late payment of rent. OUR allowance of any default does not mean that WE are allowing later defaults. If any part of this lease is found to be unenforceable, the remainder will be enforced as if the unenforceable part had been omitted.

**35. OTHERS BOUND TO THIS LEASE.** This lease will bind and benefit everyone who stands in the same position legally as US and YOU: such as heirs, executors, administrators, and persons to whom rights have been assigned or transferred. Please inform YOUR heirs of this clause.

**36. ENTIRE AGREEMENT.** Four pages of this lease contain all the agreements between US and YOU. Nothing WE have said to YOU or YOU have said to US changes the terms of this lease. If WE have said anything of importance or made any promises to YOU that are not contained in this lease, YOU should ask to have it inserted in this lease. Do that now in the space provided.

**SIGNATURES:**

BY SIGNING THIS LEASE, EACH OF YOU AGREES THAT YOU HAVE READ AND UNDERSTAND ALL PARTS OF THIS LEASE (INCLUDING UNEMPHASIZED PARTS) AND THAT YOU HAVE DONE SO BEFORE SIGNING IT. YOU AGREE TO BE BOUND INDIVIDUALLY AND SEVERALLY TO ALL OF ITS TERMS, CONDITIONS, AND OBLIGATIONS. You also give US permission to publish bio information about YOU such as YOUR unit #, name and/or photos in the Country Club Manor Newsletter and/or the ccmantor.com website.

All occupants must be listed above and all occupants who are 18 years old or older must sign this lease.

Each signatory to this lease is jointly and severally liable for all amounts due under the terms of this lease.

X \_\_\_\_\_

Date Signed:

X \_\_\_\_\_

Date Signed:

X \_\_\_\_\_

Date Signed:

RESIDENT(S): By signing above, **YOU acknowledge receipt of a copy of this lease.**

LANDLORD/RESIDENT MANAGER: \_\_\_\_\_

Dated: \_\_\_\_\_

**The Owner of this property is: CC Manor, LLC 1945 Oakdale Ave West St Paul, MN 55118**

(The following is required by Minnesota Statutes, Section 504.22)

The persons authorized to manage the apartment and to accept service of process and give receipts for notices and demand is: Donald Bakewell 1945 Oakdale Ave West St Paul MN 55118. All legal notices required under this lease should be sent to me at that address, and not given to the Resident Manager, Caretaker, or maintenance person.