

We are thrilled you are part of our Community, where we have Better Every Days!

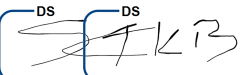
Whether you are soon to move-in to or have already been a valued resident at FreightYard Townhomes and Flats, we appreciate you!

All About You:

- **Your address:** 50 N 4th Avenue, Unit A07, Minneapolis, MN 55401
- **Your new lease will begin:** Apr 23, 2021
- **Recurring monthly rent is outlined on the attached Lease Agreement**
(All payments will be made electronically. Options include: ACH, Credit/Debit Card, PayPal or CashPay)
 - o Monthly Utilities costs will vary each month. For your convenience, most utilities will be billed to your account and paid with your rent. An itemized statement will be emailed to you each month. This information is also available in your [resident portal](#).

Things to Know & Do:

- ☐ **Lease Agreement & Addenda:** Review and sign all documents included within this packet
- ☐ **Utilities:** Set up accounts prior to move in by using your address and move in date listed above
 - ☐ **Electric** – Connect with the Leasing Office for Utility Provider Information
 - ☐ **Gas** – Connect with the Leasing Office for Utility Provider Information
 - ☐ **Water, Sewer, Trash & Pest Control Services** will be billed through a provider named Conservice – no setup required.
 - ☐ **Cable & Internet Options:** (Set up at your discretion)
- ☐ **Renter's Insurance Policy:** to satisfy your lease obligation, please choose from one of the following options prior to move in:
 - **Option 1:** Purchase a policy through Effective Coverage by calling (800) 892-4308, or visit www.effectivecoverage.com/Centerspace/
 - **Option 2:** Purchase and/or update and provide proof of coverage through a third-party insurance provider. Policy must include:
 1. The primary leaseholder's name and the names of all adults living in the home
 2. Insured Address
 3. Policy Number
 4. Policy start and end dates
 5. A minimum personal liability limit of \$100,000
 6. Centerspace listed as the "Additional Interest". Please use this address:
Centerspace, LLP
P.O. Box 3971
Albany, NY 12203
 Submit proof of insurance at <https://www.effectivecoverage.com/Proof/> or email Centerspace@EffectiveCoverage.com
 - **Option 3:** If you choose not to purchase or provide a compliant proof of renter's insurance coverage within 10 days of your move in date, you will automatically be charged a monthly exemption fee of \$15.00
- ☐ **Animals (if applicable):** prior to your move-in appointment, provide the following information to the Community Leasing Office:
 - ☐ Current vaccination records
 - ☐ A photo of the animal
 - ☐ Poo Prints (dogs only): PooPrints is a DNA program that promotes a clean community! All dogs are required to submit a mouth swab during the move in appointment to be registered into the program. Note: failure to enroll a dog will result in a monthly fine.


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If applicable, Move-in Preparation: We are here to help with a smooth transition! Please review and complete all items outlined on this page before your move-in day. We are looking forward to you joining our community!

- ☐ **Total amount due at your move-in appointment:** Connect with the Leasing Office for the total due and itemized details
- ☐ **Update Your Address:**
 - ☐ Postal Service: www.usps.com
 - ☐ Local DMV: State ID or Driver's License

Your team at **FreightYard Townhomes and Flats**

Phone: (612) 843-7087

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APARTMENT LEASE

All persons will be treated fairly and equally without regard to race, creed, ancestry, color, religion, gender, familial status, disability, national origin, marital status, sexual orientation, or public assistance status in compliance with the Fair Housing Act and all other applicable law.

1. Basic Terms:

Property: FreightYard Townhomes and Flats
50 N 4th Avenue, Unit A07, Minneapolis, MN 55401

Resident: Sydney Craig
 [Print full legal name of all Residents] Tanner K Boyanovsky

Apartment Unit: 1-A07

Lease Commencement Date: Apr 23, 2021

Lease Termination Date: Apr 22, 2022

Monthly Apartment Rent: \$1,800.00 /month

Pet Rent: \$40.00 /month

Parking/Garage Space #: _____ \$170.00 /month

Storage Space #: _____ \$0.00 /month

Bike Storage Space #: _____ /month

Security Deposit: \$400.00

Pet Deposit: \$75.00

Rent must be paid on or before 5th of month. Late Fee is 8% of delinquent payment.

Utilities paid by Resident: Resident agrees to pay for all utilities, utility deposits, charges, fees, or services on such utilities and will not allow utilities to be disconnected until the lease period terminates. If any specific utilities are billed to Landlord by Property, Landlord will attach a Utility Addendum to this Lease.

Resident Initials to Acknowledge Obligations Regarding Utilities:

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2. Lease Agreement. This Apartment Lease (the "**Lease**") is made and entered into between Centerspace, LLP ("**Landlord**"), and each and every individual listed above in the "**Resident**" section of the Basic Terms (each, and collectively, "**Resident**"), as of the date set forth below in Landlord's signature block. Landlord is either the owner of the Property, or the managing agent for the owner of the Property. In consideration of the mutual covenants set forth in this Lease, Landlord leases the apartment unit identified above (the "**Apartment**") to Resident, and Resident leases the Apartment from Landlord. The Apartment

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shall be used only as a private residence, and for no other purpose. Resident shall tender the security deposit specified above (the "**Security Deposit**") on or before the date Resident signs this Lease.

3. Occupants; Guests. The Apartment may only be occupied by Resident, and not by any other individual without Landlord's prior written consent. For purposes of this Lease, "**Occupant**" shall mean any occupant of the Apartment that has been approved by Landlord, and "**Guest**" shall mean any guest or other invitee of either Resident or an Occupant. Resident is responsible for the acts and omissions of any Occupant or Guest. If this Lease is violated by any Occupant or Guest, then Resident will be deemed to have violated this Lease. Guests shall not stay in the Apartment for more than 10 consecutive days without Landlord's prior written consent.

4. Multiple Residents. If this Lease has more than one Resident, then each and every Resident is jointly and severally responsible for paying all Rent and other sums due under this Lease, and not just a proportionate share, and each and every Resident is jointly and severally responsible for all other obligations of Resident under this Lease. If this Lease is violated by any Resident, Occupant, or Guest, then each and every Resident will have violated this Lease. Landlord's notice to any individual Resident shall constitute notice to each and every Resident.

5. Lease Term; Automatic Renewal. The initial minimum term of the Lease begins on the Lease Commencement Date set forth above in the Basic Terms, and ends on the Lease Termination Date set forth above. Except as specifically set forth in this Lease, neither party shall have the right to terminate this Lease prior to the Lease Termination Date. This Lease will automatically renew on a month-to-month basis unless either party gives the other party at least 60 days prior written notice of its election to terminate the Lease on the Lease Termination Date. If this Lease automatically renews on a month-to-month basis, then such renewal shall be subject to all provisions, conditions and obligations of this Lease that are applicable to a month-to-month tenancy. Either party may terminate a month-to-month tenancy by providing the other party with at least 30 days prior written notice of its election to terminate the Lease. Any termination notice by Resident pursuant to this Section shall comply with all of the requirements of a "Move-Out Notice" that are set forth in Section 33 below.

Resident Initials to Acknowledge Automatic Renewal Notice Requirements:

6. Rent. Resident shall pay to Landlord the Monthly Apartment Rent and all other charges set forth above in the Basic Terms ("**Rent**"), in advance and without offset or deduction, commencing on the Lease Commencement Date, and continuing on the first day of each and every calendar month after the Lease Commencement Date during the term of this Lease. Resident shall pay all Rent to Landlord at such place and in such manner as Landlord may from time to time designate in writing. Resident shall pay all Rent without Landlord's previous demand, invoice or notice for payment. Landlord and Resident will prorate Rent, on a per diem basis, for any partial month within the term of the Lease. Resident shall not pay Rent in cash without Landlord's prior written permission. Landlord may at any time require Resident to pay Rent by certified check, cashier's check, or money order. At Landlord's option, Landlord may apply money received from Resident first to any of Resident's unpaid obligations, and then to current Rent, regardless of notations on checks or money orders, and regardless of when the obligations arose. Resident's obligation to pay Rent is independent from any of Landlord's covenants, obligations, warranties or representations in this Lease.

7. Delinquent Payments; Returned Check Fee. If Resident does not pay Rent on or before the fifth calendar day of the month, then Resident shall be in default under this Lease, and Resident shall also pay Landlord a late fee equal to 8% of the balance of the delinquent payment. Resident acknowledges and agrees that said late fee is liquidated damages and is a fair and reasonable estimate, taking into account all circumstances existing as of the date of this Lease, of the damages for the time, inconvenience, and overhead (excluding attorney's fees and litigation costs) that Landlord will incur in collecting late Rent. Landlord's right to the late fee is in addition to all of Landlord's rights and remedies under this Lease, at law, and in equity. Any Rent or other charge that is due and unpaid by Resident shall accrue interest at the rate of 10% per year from the date when the payment is due through the date the payment is made. Resident shall also pay a charge of \$40.00 for each returned check or rejected automatic electronic draft.

Resident Initials to Acknowledge Delinquent Payment Obligations:

8. Electronic Fund Transfer; ACH Check Conversion. If Resident makes any payment of Rent by check, then Resident authorizes Landlord to either process the payment as a regular check transaction, or to use information from Resident's check to

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make a one-time electronic fund transfer from Resident's account using the Automated Clearing House system. If Landlord uses information from Resident's check to make an electronic fund transfer, then Resident acknowledges and agrees (a) that the funds may be withdrawn from Resident's account as soon as the same day that Landlord receives Resident's payment, and (b) that Resident will not receive its original check back from its financial institution.


9. Community Rules. Resident (and each Occupant and Guest) shall comply with the community rules for the Property (the "**Community Rules**"), and with any reasonable additions or modifications to the Community Rules that Landlord adopts from time to time. Each of the Community Rules shall be deemed a covenant of this Lease to be performed and observed by Resident (and by each Occupant and Guest). In the event of any conflict between the Community Rules and the rest of this Lease, the Lease shall control.

10. Package Release. Resident gives Landlord and its agents permission to sign for and accept any parcels or letters that may be sent to Resident, whether anticipated or unanticipated, through the United States Postal Service, or other delivery services. However, Landlord is not obligated to accept any packages on behalf of Resident at any time and Landlord is not responsible or liable for any Resident's lost, damaged, undelivered or unordered packages.

11. Safety; Emergency. Resident (and each Occupant and Guest) shall exercise due care for their own safety and security, and for the safety and security of others, and shall immediately dial 911 to report any fire, smoke, suspected criminal activity, serious injury, or other emergency involving imminent harm.

12. Condition of Apartment; Landlord Maintenance. Landlord covenants that the Apartment is habitable and fit for use as a private residence. Resident acknowledges that neither Landlord nor any agent or employee of Landlord has made any representation or warranty of any kind with respect to the Apartment or the Property. Except only as set forth in this Section, Resident accepts the Apartment and the Property in an "AS IS WHERE IS" condition. Landlord disclaims all implied warranties. Resident will receive an Inspection Checklist from Landlord on or before the Lease Commencement Date. If Resident does not complete and sign the form, asserting any defects or damage to the Apartment, and if Resident does not return the form to Landlord on or before the second day following the Lease Commencement Date, then everything in the Apartment will be deemed to be in clean, safe, and good working condition. Landlord shall maintain the Apartment (including the electrical, plumbing, sanitary, and heating systems) in reasonable repair and in compliance with applicable health and safety laws. If Resident caused any damage to the Premises either through intentional or unintentional conduct, or contributed to such damage by failing to report it or not promptly reporting it, Resident must pay the cost of repair.

13. Resident Maintenance; No Alterations; Light Bulbs; Trash; Pests. Except only as set forth in Section 12 above, Resident shall be responsible for all other maintenance with respect to the Apartment during the term of the Lease. Unless authorized by Landlord in writing, Resident **shall not:** (a) paint, wallpaper, apply stickers, or carpet the walls, ceiling, or floors of the Apartment, (b) make any holes in the walls, ceiling, or floors of the Apartment (except for a reasonable number of small nail holes in sheet-rock walls for hanging pictures), (c) install any extra phone, cable, internet, electric or other outlets (or move any existing outlets), (d) change or install any locks or security systems, (e) install a satellite dish, or (f) otherwise alter or damage the Apartment, or otherwise alter, damage, or remove any of Landlord's property in the Apartment (including without limitation appliances, security/alarm/detection devices, and screens). Light fixtures provided by Landlord will have operating light bulbs on the Lease Commencement Date. Resident **shall:** (a) replace such bulbs as necessary during the term of the Lease with bulbs of the same type and wattage; (b) keep the Apartment clean, and dispose of trash on at least a weekly basis; (c) immediately clean any spills or leaks and dry the affected area; (d) use exhaust fans in the kitchen when cooking and in the bathroom when running water; (e) take all reasonable precautions to keep the pipes from freezing in the cold weather months by keeping the Apartment at 60 degrees Fahrenheit or warmer; and (f) promptly notify Landlord of anything is defective or broken on the premises. Resident shall immediately notify Landlord of any water leak, excess moisture, water staining or mold growth in the Apartment or in any community area of the Property. Resident agrees to pay the actual costs, including for Landlord's staff time, incurred in assessing or mitigating any damages incurred due to failure of Resident to immediately notify Landlord of such water, excess moisture, water staining or mold growth. If any such water, excess moisture, water staining or mold growth issues are determined by the Landlord to be to be caused by Resident, Occupant or Guest, Resident agrees to pay for all costs of mitigation and repairs arising from or related to such cause. In addition, Resident shall be liable to Landlord for any costs for damages arising from or related to Resident's failure to comply with these requirements. Any failure to comply with this section shall also be considered a material breach of the Lease. Resident shall take all reasonable precautions to keep the Apartment free from all pests (e.g., rodents,

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bedbugs, mites, and other insects). If any such pests are present at the Property Resident acknowledges that there are some treatments for pest infestations that may require the professional treatment or disposal of some or all personal property located in the Apartment. Resident agrees to comply with the instructions of the pest control professional and Landlord for the treatment of the Apartment and other areas of the building by moving, removing, disposing or treating of some or all personal property in the Apartment, as instructed by the Pest Control Professional, and within the time frame given to do so for the recommended treatment. Landlord will not be financially responsible or liable for any personal property of Resident or any other person, and will not reimburse any person for the replacement of any personal property that must be moved, removed, disposed of, or treated. If Resident is the source of the infestation or if Resident fails to notify Landlord of an infestation that subsequently spreads, Resident shall be liable for the cost of the treatment, including treatment of other apartments or common areas.


14. Repairs. Resident shall promptly notify Landlord of any (a) malfunctioning or inoperable security, alarm or detection devices, (b) malfunctioning water fixtures, clogged drains, clogged water/sewer lines, or water leaks or stains, (c) broken or missing locks, latches, or screens, (d) electrical problems, (e) malfunctioning appliances, (f) any excess moisture or mold (or suspected mold) growth, and (g) any other condition that poses a hazard to property, health, or safety. Landlord will act with customary and reasonable diligence to make necessary repairs. Landlord may turn off equipment and interrupt utilities if reasonably necessary to avoid property damage or to perform work.

15. Detection Devices. Landlord shall furnish smoke detectors and any other detection devices required by applicable law, and will test said that all detection devices to see that they are in working order as of the Lease Commencement Date. Resident acknowledges and agrees that it is the sole responsibility of Resident to check and test all detection devices in the Apartment on a regular basis to confirm that the detection devices are operable and functioning properly. If a detection device is battery operated (or has a battery backup), then Resident shall replace such batteries as necessary during the term of the Lease. Resident shall immediately notify Landlord in writing if Resident is unable to fulfill its obligation to test the detection devices and to replace batteries. Resident shall not damage, alter, remove, or disable any detection devices in the Apartment or at the Property. Landlord is not liable for damages or injury caused by (a) Resident's failure to test the detection devices, (b) Resident's failure to notify Landlord of any malfunctioning or inoperable detection devices, (c) theft of or vandalism to any detection devices (or batteries), or (d) any false alarms.

16. Prohibited Conduct. No Resident, Occupant, or Guest may: behave in a loud, disruptive, or obnoxious manner; disturb or threaten the rights, comfort, health, or safety of others (including Landlord's employees and agents) and including conduct that interferes in others' rights to not be subjected to illegal discrimination on the basis of a protected class; interfere in the management and operation of the Property; manufacture, deliver, or possess a controlled substance or drug paraphernalia; engage in or threaten violence; possess a weapon prohibited by applicable law; discharge a firearm at the Property; engage in any criminal or illegal conduct; display or brandish a weapon at the Property in a way that may alarm others; tamper with any utilities; clog or plug any drains, water lines, or sewer lines at the Property; bring, keep, or use hazardous materials at the Property; use windows for entry or exit; damage or disable any security, alarm, or detection device; damage or disable any fire sprinkler heads or pipes; use a waterbed or other water-filled furniture in the Apartment; solicit business or contributions at the Property; or conduct any kind of business (including child care services) in or from the Apartment. Landlord may exclude from the Property any person who, in Landlord's judgment, has violated the law, violated this Lease (including any of the Community Rules), disturbed any Resident, Guest, Occupant, or neighbor, or who refuses to show photo identification and establish identify himself or herself as a Resident or Occupant of the Property, or an invited Guest.

17. Animals. No animals (including without limitation mammals, reptiles, birds, fish, rodents, amphibians, arachnids, and insects) are allowed, even temporarily, anywhere in the Apartment or otherwise at the Property without Landlord's prior written consent (which consent Landlord may withhold or condition in its sole and absolute discretion). If Landlord allows Resident to have an animal in the Apartment, then Resident shall first sign a separate Animal Addendum to this Lease. Resident shall be held strictly liable for any damage or injuries caused by any animal Resident, Guest or Occupant is responsible for bringing on to the property or in the Apartment, regardless of whether Resident was aware of such an animal or not, and regardless of whether such animal is authorized or not. Resident shall reimburse Landlord for all costs and expenses associated with extra cleaning, deodorizing, removing insects, and carpet shampooing in the Apartment. Resident shall also reimburse Landlord for the replacement cost of anything that cannot be cleaned to Landlord's reasonable satisfaction.

18. No Smoking. No smoking is allowed in the Apartment (including any balcony, deck, or patio) without Landlord's prior written consent, which consent Landlord may withhold or condition in its sole and absolute discretion. If Landlord allows smoking in

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the Apartment (or on a balcony, deck, or patio), then Resident shall first sign a separate Smoking Addendum to this Lease. No smoking is allowed elsewhere at the Property, except in such designated smoking areas that Landlord may (but is not obligated to) designate in the Community Rules.

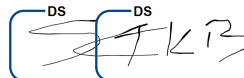
19. Utilities. Resident is responsible for Utilities as set forth in the Utilities Addendum attached to this Lease.

20. Entry by Landlord. Landlord may enter the Apartment, with reasonable prior notice: (a) in case of emergency; (b) to allow entry by law enforcement with a warrant or in hot pursuit; (c) to remove health or safety hazards, or any item prohibited under this Lease; (d) if Landlord reasonably believes there is a water leak in the Apartment; (e) to inspect when immediate damage to person or property is reasonably suspected; (f) if Landlord reasonably believes Resident has abandoned the Apartment; (g) if Landlord reasonably believes Resident is otherwise in substantial violation of this Lease;; (h) responding to Resident notices or requests; (i) conducting preventative maintenance; (j) making repairs; (k) unclogging drains, water lines, or sewer lines; (l) performing pest control; (m) preventing waste of utilities; (n) installing, replacing, maintaining, or testing detection/safety devices; (o) delivering, installing, connecting, repairing, or replacing appliances or equipment; (p) stopping or reducing excessive noise; (q) showing the Apartment to prospective Residents or to government representatives, current or prospective lenders, prospective buyers, or insurance representatives; or (p) any other reasonable purpose.

21. Indemnity and Hold Harmless. Resident shall release, indemnify, defend, and hold harmless Landlord from and against all claims, actions, demands, liabilities, damages, costs, penalties, losses or expenses (including without limitation reasonable attorneys' fees) arising from: (a) any breach or default by Resident in the performance of any of Resident's covenants or agreements in this Lease; (b) any misconduct or negligent act or omission of Resident, or of any Occupant or Guest; (c) any accident, injury, occurrence or damage in, about or to the Apartment; and (d) to the extent caused in whole or in part by Resident (or by any Occupant or Guest), any accident, injury, occurrence or damage in, about or to the Property.


22. Landlord Not Liable. Landlord is not liable to Resident (or to any Occupant or Guest) for personal injury, property damage, or property loss from any cause, including without limitation from fire, smoke, rain, flood, water leaks, hail, ice, snow, lightening, wind, explosions, utility stoppage or interruption, gas leaks, theft, or vandalism. Landlord is not liable to Resident (or to any Occupant or Guest) for injury, property damage, or property loss resulting from the criminal, willful, or negligent acts or omissions of other persons. Resident acknowledges that Landlord is not obligated to furnish security personnel, security lighting, gates, fences, or any other form of security for the Property, and that Landlord is not obligated to obtain criminal history checks on any Residents, vendors, or contractors at the Property. If Landlord does choose to implement any security measures at the Property, then Resident acknowledges and agrees that any such measures do not constitute an express or implied warranty of security, or a guarantee to prevent or reduce crime. Resident acknowledges and agrees that due to weather conditions, it is not always possible for the Landlord to clear, or immediately clear, walkways or other areas that are changed or impacted by the weather or other natural acts. Resident will use all reasonable caution for these common hazards while on the property and be solely responsible for the failure to take such reasonable caution.

Resident Initials to Acknowledge Limitations on Landlord Liability:

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23. No Subleases; Assignment. Resident (including any individual Resident if there are multiple Residents) shall not sublease its interest in this Lease. Any attempted sublease in violation of this Section is null and void and shall constitute a breach of this Lease. Resident (including any individual Resident) shall not otherwise assign its interest in this Lease without Landlord's prior written consent, which consent Landlord may grant, withhold, or condition in its sole and absolute discretion. If Landlord consents to an assignment, then Landlord may impose such conditions as Landlord deems appropriate, including without limitation: (a) Resident shall pay a resident-change administrative fee; (b) unless the original Lease has renewed on a month-to-month basis, the departing Resident shall remain jointly and severally liable for all obligations of Resident under this Lease for the remainder of the initial Lease term; (c) the departing Resident shall have no right to the Security Deposit, or to occupy the Apartment; and (d) at Landlord's option, either (i) the replacement Resident shall also sign this Lease, or (ii) the remaining and replacement Residents shall sign a new lease. Any attempted assignment in violation of this Section is null and void and shall constitute a breach of this Lease.

24. Parking. Landlord has the right to regulate the time, manner, and place of parking of all cars, trucks, motorcycles, bicycles, trailers, and recreational vehicles at the Property (collectively, "Vehicle"). Resident has the right to use, in common with

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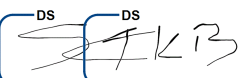
other Residents and guests, any unrestricted parking areas located at the Property. Landlord has the right to designate the parking areas of the Property as either restricted or unrestricted. Neither Resident (nor any Occupant or Guest) shall have any right to use any restricted parking area at the Property, unless such right has been specifically granted to Resident by a separate Parking Addendum to this Lease. Landlord is not responsible for any loss or theft of, or damage to, any vehicles (or the contents thereof) parked at the Property. Landlord has the right to have any unauthorized or illegally parked Vehicle towed or removed at the Vehicle owner's expense and will not be liable for any resulting loss or damage to such Vehicle or personal property during or after the Vehicle is towed or removed. A Vehicle unauthorized or illegally parked include, but is not limited to, (a) a Vehicle with a flat tire, missing wheels, or up on blocks; (b) a Vehicle without a current license plate; (c) a Vehicle parked outside designated areas or in prohibited areas; (d) a Vehicle belonging to a former Resident; or (e) a Vehicle owned by a Resident, Occupant or Guest after Landlord or emergency personnel have given reasonable notice to move the Vehicle for emergency services, maintenance, or snow removal.

25. Default by Resident. Resident shall be in default under this Lease if: (a) Resident fails to move into the Apartment after signing this Lease; (b) Resident does not pay Rent or other amounts owed under this Lease on time; (c) Resident (or any Occupant or Guest) violates this Lease (including any of the Community Rules); (d) Resident abandons the Apartment; (e) there are any material misrepresentations or omissions in any rental application, or other information provided to Landlord by or on behalf of Resident, in connection with Resident's negotiation or execution of this Lease, or in connection with Landlord's evaluation of Resident as a prospective Resident; (f) Resident or any Occupant is convicted (or given deferred adjudication or pretrial diversion) for (i) a felony offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance or drug paraphernalia, or (ii) a felony or misdemeanor sex-related offense; or (g) any illegal drugs or drug paraphernalia is found in the Apartment.

26. Remedies. Upon the occurrence of any default by Resident, Landlord may exercise any one or more of the following remedies:

- (a) **Termination of Right to Possession.** Terminate Resident's right to possess the Apartment by any lawful means (with or without terminating the Lease), in which event Resident will immediately surrender possession of the Apartment to Landlord in the condition required by this Lease. Landlord's termination of Resident's right to possess the Apartment is not to be construed as an election by Landlord to terminate this Lease, or to terminate Resident's obligations and liabilities under this Lease. This Lease shall continue in full force and effect (except for Resident's right to possess the Apartment) and Resident shall continue to be obligated for and must pay all Rent as and when due under this Lease. If Landlord terminates Resident's right to possess the Apartment, then Landlord may re-enter the Apartment and remove all persons and property, and may re-rent the Apartment to another Resident. Resident waives and releases all claims Resident may have resulting from Landlord's re-entry and taking possession of the Apartment by any lawful means, and removing and storing Resident's property as permitted under this Lease. Any re-entry by Landlord shall not be construed as a forcible entry.
- (b) **Termination of Lease.** Terminate this Lease effective on a date Landlord specifies in a written notice to Resident. Upon termination, Resident will immediately surrender possession of the Apartment to Landlord in the condition required by this Lease.
- (c) **Acceleration of Remaining Rent.** Accelerate all remaining Rent for the remainder of the term of this Lease, which remaining Rent shall then be immediately due and payable by Resident.
- (d) **Option to Terminate.** Resident is expected to remain a Resident for the entire term specified in this Lease. If Resident fails to do so, Resident will be responsible to Landlord for all damages provided by law, including (but not limited to) rent due through the end of the Lease term, minus rents paid by a replacement Resident (if any). This amount will vary depending upon how long it takes the Landlord to find a replacement Resident. Therefore, this amount cannot be determined in advance and it is difficult to estimate.

With exception to November through February months, Resident may choose to exercise an early termination option. Resident may choose to pay a flat fee in advance to terminate the lease early, rather than remaining liable for rent due through the end of the lease term. To exercise this option, Resident must deliver to Manager: (1) A written 60 day notice

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stating that Resident has elected to exercise this option; (2) An early termination option fee in the amount equal to two months' rent and reimbursement of all move-in concessions as provided in any concession agreement executed by the Parties; and (3) Rent and other amounts due through the accelerated termination date.

When Landlord has received the written notice and payment, and has signed the notice, the Lease termination date will be amended. The new termination date will be the date specified in the notice which must be at least sixty days after the written election and payment are given to Landlord.

Exercise of the early termination option will affect only Resident's rent obligations after the accelerated termination date; Resident must comply with all other Lease obligations.

The notice will not accelerate the termination date if: (1) Resident is in default under the lease at the time that Resident gives notice of Resident's exercise of the option; (2) Resident provides the notice unaccompanied by the fee above; or (3) Resident does not properly exercise the early termination option by following the procedure specified above, but vacates the property before the termination date specified in the Lease.

- (e) **Self Help.** Perform an obligation on Resident's behalf without waiving Landlord's rights under this Lease at law or in equity, and without releasing Resident from any obligation under this Lease. Resident shall pay to Landlord all sums that Landlord pays and all obligations that Landlord incurs on Resident's behalf under this subsection.
- (f) **Other Remedies.** Exercise any other right or remedy available under this Lease, under applicable law, and/or in equity.


27. No Waiver. Landlord's exercise of any available right or remedy shall not prevent Landlord from exercising any other available right or remedy. A failure by Landlord to insist upon Resident's performance of any of the terms or obligations of this Lease, or to exercise any right or remedy upon a breach thereof, shall not constitute a waiver of any such breach or of any other breach or default by Resident in its performance of its obligations under this Lease. Landlord's acceptance of full or partial Rent or other amounts from Resident (or from any third party) during the continuance of any breach or default by Resident under this Lease (a) shall not constitute Landlord's waiver of any such breach or default, and (b) shall not constitute Landlord's waiver of Landlord's right to recover possession of the Apartment for non-payment by Resident of the balance of Rent owed by Resident to Landlord.

28. Lease Changes. No rent increases or changes to the Lease shall occur before the initial Lease Termination Date, unless agreed to by both parties in writing, except for Landlord's reasonable changes to the Community Rules as allowed by Section 9 above. If this Lease automatically renews on a month-to-month basis, then Landlord may change any of the terms of this Lease, including increasing Rent, as of the first calendar day of any month, by providing Resident with at least 30 days prior written notice of the change. The Lease will be deemed modified as of the specified date, without necessity of Resident's signature, unless Resident provides its termination notice as required by Section 5 above and Section 33 below.

29. Delay of Occupancy. Landlord is not responsible for any delay in Resident's occupancy of the Apartment caused by any necessary repairs or cleaning, or by the unlawful hold-over of the previous Resident. In such event, this Lease shall remain in full force, subject to abatement of Rent on a daily basis during the delay. If Landlord cannot deliver possession of the Apartment by the fifth business day following the Lease Commencement Date, then Resident may terminate this Lease after such date by providing a written termination notice to Landlord. Notwithstanding the foregoing, Rent shall not abate, and Resident shall not be entitled to terminate this Lease, if the delay is for cleaning or repairs that do not reasonably prevent Resident from occupying the Apartment.

30. Destroyed or Untenantable Premises. If the Apartment is destroyed, or so damaged as to be unfit for occupancy, due to fire or any other casualty or cause, then Landlord may elect to terminate this Lease by giving Resident written notice of such election. In such event this Lease shall terminate as of the date that Landlord delivers the written notice to Resident.

31. Renter's Insurance. The Landlord's property and liability insurance does not protect Residents, Guests or Occupants against any loss or damage to personal property from any cause, or cover any liability for loss or damage caused by Resident's actions or those of any Guests or Occupants. Resident is liable to the Landlord and others for loss or damage caused by Resident's actions or those of any Guests or Occupants. To ensure minimum protection against any such liability, Residents are required to maintain an insurance policy with the minimum coverage of \$100,000 in personal liability insurance coverage, by an insurance company acceptable to Landlord, for any bodily injury or property damage arising from or related to Resident's or Guests or Occupants. Such coverage must include Resident, Guest or Occupant caused water damage to the Apartment in addition to

Initials: 

adjacent apartments (such policy referred to herein as "Renter's Insurance"). The policy shall list Centerspace, LLP as an "Insured Party" or "Additional Interest" on the policy. The policy must provide for a written notice to the Insured Party or Additional Interest prior to the cancellation of the policy. Resident agrees to maintain, at Resident's sole expense, during the Term of the Lease and any subsequent Lease renewal periods, a renter's insurance policy satisfying all of these requirements and Resident agrees to provide evidence of such renter's Insurance to Landlord upon demand. At Resident's discretion and sole expense, Resident may also purchase renter's insurance which covers Resident's personal property and belongings. Resident understands and agrees that Landlord may have a third-party assist Landlord in obtaining, reviewing and performing certain management evidence of the Renter's Insurance. In the event Resident fails to maintain the Renter's Insurance, or fails to provide evidence of such insurance to Landlord, Resident shall pay to Landlord, on a monthly basis or at any time no evidence of insurance is on file with the Landlord, an exemption fee of \$15.00 (the "Exemption Fee"). The Exemption Fee shall be deemed to be additional Rent. The Exemption Fee is not insurance or a waiver of Resident's liability for damages or injuries. Resident acknowledges that employees of Landlord are not insurance agents and cannot advise you on this insurance requirement or where to obtain your insurance.

32. Disclosure Rights. Resident agrees that Landlord may provide or otherwise disclose information regarding Resident, Resident's occupancy of the Apartment, or Resident's rental history to: (a) any law enforcement official; (b) any other government official or entity; (c) any credit-reporting agency; and (d) any Guarantor of this Lease. Resident consents to allow any utility provider to furnish any information requested by Landlord about pending or actual utility connections or disconnections to, or any utility billings related to Resident's occupancy of, the Apartment.

33. Move-Out Notice. Before moving out of the Apartment, Resident shall give Landlord written notice (the "**Move-Out Notice**"). The Move-Out Notice shall comply with each of the following: (a) the Move-Out Notice must be in writing, and must identify a specific move-out date; (b) Resident must deliver the Move-Out Notice to Landlord at least 60 days prior to the specified move-out date for the initial lease term, or at least 30 days prior to the specified move-out date for a month-to-month term; and (c) Resident must obtain from Landlord written acknowledgement that Landlord received the Move-Out Notice. Landlord's acceptance of a Move-Out Notice from Resident will not release Resident from any liability or obligation under the Lease. If Resident delivers a Move-Out Notice and moves out of the Apartment prior to the end of the term of the Lease, then Resident shall be in default and Landlord may exercise any right or remedy available to Landlord under this Lease, under applicable law, and/or in equity.

Resident Initials to Acknowledge Move-Out Notice Requirements:

34. Move-Out Procedures.

- (a) **Vacating.** Resident shall vacate the Apartment at the expiration or earlier termination of this Lease. If Resident fails to vacate the Apartment on or before the required date, then Resident shall be liable to Landlord for any and all resulting damages and losses (including without limitation loss of rent and other consequential damages).
- (b) **Surrender; Cleaning.** Resident shall surrender the Apartment to Landlord in good order, condition and repair (reasonable wear and tear excepted), and shall surrender all keys and access devices. Resident shall thoroughly clean the Apartment, including without limitation all walls, floors, doors, windows, window coverings, bathrooms, kitchen appliances, light fixtures, and balconies. All Carpets shall be cleaned and deodorized by an approved professional carpet cleaning service. If the Apartment is not cleaned to Landlord's reasonable satisfaction, then Resident shall be liable for reasonable cleaning charges.
- (c) **Move-Out Inspection.** Whenever reasonably possible, Resident and Landlord shall jointly inspect the Apartment. Any statements or estimates by Landlord during a move-out inspection are subject to correction or modification by Landlord before any final accounting and possible refund of the Security Deposit. If Resident refuses or declines to jointly inspect the Apartment with Landlord, then Landlord may conduct the move-out inspection without Resident present.
- (d) **Charges.** Resident shall be liable for the following charges and costs, if applicable: unpaid Rent; unpaid utilities; repairs for damage caused by negligence, carelessness, accident, or abuse (including without limitation scratches, tears, burns, stains, or unapproved holes); replacement of missing property; costs associated with unreturned keys or access devices; missing or inoperable light bulbs; removing or replacing unauthorized security devices; removing illegally parked vehicles; and any other sums, charges, or fees owed to Landlord pursuant to this Lease or applicable law.

Initials:

- (e) **Security Deposit.** Resident shall give Landlord and the United States Postal Service, in writing, a valid forwarding address for each Resident. Landlord shall tender the Security Deposit, less any lawful deductions, along with an itemized accounting of any such deductions, to Resident in accordance with applicable law.

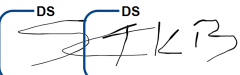
35. Abandoned Personal Property. Landlord may remove all property remaining in the Apartment or in common areas (including any vehicles) ("**Abandoned Property**"). Landlord may (but is not obligated to) pack, remove, and/or store any Abandoned Property. Resident shall reimburse Landlord for all costs and expenses reasonably incurred by Landlord in packing, removing, and storing any Abandoned Property. Provided that Landlord disposes of such property in accordance with all applicable law, Landlord may discard, give away, or sell any Abandoned Property. Landlord is not liable to Resident for the loss, damage, or theft of Abandoned Property.

36. Miscellaneous. This Lease contains the entire agreement between the parties with respect to the leasing of the Apartment, and there are no oral agreements between the parties. Resident acknowledges that Landlord has not made any oral promises or representations. The captions of the sections of this Lease are not a part of the terms or provisions of this Lease. Whenever required by the context of this Lease, the singular includes the plural, the plural includes the singular, and pronouns of one gender include both genders. If any covenant, provision, or other portion of this Lease is held invalid or unenforceable, then the remaining portion thereof shall not be affected by such holding, and will remain valid and in force to the fullest extent permitted by law. If this Lease is subject to any law that sets a maximum fee, and if that law is finally interpreted so that any fee collected or to be collected in connection with this Lease exceeds the permitted limits, then any such fee shall be reduced by the amount necessary to reduce the fee to the permitted limit, and any fees already collected from Resident that exceed the permitted limit shall be refunded to Resident. This Lease is subject and subordinate to any existing or future mortgages on the Property, unless Landlord's lender chooses otherwise. All of Resident's obligations under this Lease accruing prior to the expiration or other termination of this Lease shall survive the expiration or other termination of this Lease. This Lease shall be governed by and interpreted under the laws of the state in which the Property is located. Resident acknowledges that Centerspace, LLP, is authorized to manage the Property and accept any service of process and receive and give receipt for notices and demands at the address of 800 LaSalle Plaza, Suite 1600, Minneapolis, Minnesota Attn: Legal Department.

37. Originals and Attachments. This Lease may be executed in multiple originals, each with original signatures. The Parties agree that this Lease may be executed electronically or by traditional wet signature at Landlord's sole discretion. This Lease, executed, scanned and transmitted electronically and electronic signatures shall be deemed original signatures for purposes of this Lease and all matters related thereto, with such scanned and electronic signatures having the same legal effect as original signatures. The items checked below are attached to this Lease, and are binding regardless of whether they are initialed or signed by either or both parties:

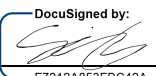
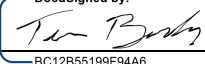
- | | |
|---|--|
| <input checked="" type="checkbox"/> Community Rules | <input checked="" type="checkbox"/> Inspection Checklist |
| <input checked="" type="checkbox"/> Lease Guaranty (____, if more than 1) | <input checked="" type="checkbox"/> Parking Addendum |
| <input checked="" type="checkbox"/> Animal Addendum | <input checked="" type="checkbox"/> Storage Addendum |
| <input checked="" type="checkbox"/> Smoking Addendum | <input checked="" type="checkbox"/> Satellite Dish Addendum |
| <input checked="" type="checkbox"/> Rent Concession Addendum | <input checked="" type="checkbox"/> ACH Addendum |
| <input checked="" type="checkbox"/> Submeter Addendum | <input checked="" type="checkbox"/> Utilities Apportionment Addendum |
| <input checked="" type="checkbox"/> Occupant Authorization | <input checked="" type="checkbox"/> Key Form |
| <input checked="" type="checkbox"/> Lead Hazard Disclosure | <input checked="" type="checkbox"/> Other _____ |

[signature page to follow]

Initials: 

You are legally bound by this document. Please read it carefully. Before signing, you may take a copy of these documents to review, and you may consult an attorney. By signing this Lease, each Resident acknowledges that the Resident has received a copy of this Lease.

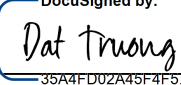
RESIDENT (all Residents must sign):

Sign Resident Name	Print Resident Name	Date
<div>DocuSigned by:  5221A8555B9C42A...</div>	Sydney Craig	02-17-2021
<div>DocuSigned by:  BC12B55199F94A6...</div>	Tanner K Boyanovsky	02-17-2021

LANDLORD:

Centerspace, LLP

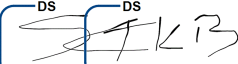
By:

DocuSigned by:

35A4FD02A45F4F5...

Title: Authorized Agent of Landlord
Date: 02-17-2021

Initials:

DS





Animal Addendum

All persons will be treated fairly and equally without regard to race, creed, ancestry, color, religion, gender, familial status, disability, national origin, age, marital status, sexual orientation, or public assistance status in compliance with the Fair Housing Act and all other applicable state law.

1. Basic Terms:

Property: FreightYard Townhomes and Flats
50 N 4th Avenue, Minneapolis, MN 55401

Resident: Sydney Craig
 [Print full legal name of all residents] Tanner K Boyanovsky

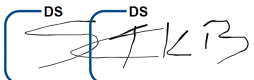
Apartment Unit: 1-A07
Lease Date: Apr 23, 2021
Addendum Effective Date: Apr 23, 2021

Total Animal Security Deposit: \$75.00
Total Monthly Animal Rent: \$40.00
Total Non-Refundable Animal Fee: \$250.00

2. Agreement to Supplement Lease. This Animal Addendum (the "**Addendum**") is entered into as of the Addendum Effective Date between Centerspace, LLP ("**Landlord**"), and each and every individual listed above in the "Resident" section of the Basic Terms (each, and collectively, "**Resident**"). Landlord and Resident are parties to a certain Apartment Lease (the "**Lease**"), dated as of the Lease Date specified above, relating to Resident's lease of the specified Apartment Unit (the "**Apartment**"). Landlord is either the owner of the Property, or the managing agent for the owner of the Property. Capitalized terms used but not defined in this Addendum shall have the meanings assigned to such terms in the Lease. For valuable consideration, Landlord and Resident agree to supplement the Lease as set forth in this Addendum.

3. Identification of Animal. During the term of the Lease, Landlord authorizes Resident to keep the animal or animals identified below in the Apartment. Resident may not substitute any other animal for Animal (s) identified herein. Resident represents and warrants that the following information, identifying the Animal, is accurate and complete in all material respects:

Pet 1 Description			
Name: Poohbear	Type: CAT	Color:	Breed: Short hair orange cat
License:	Owner: Sydney Craig	Contact number: 17012128538	Weight: 5-15lbs

Initials: 

Pet 2 Description			
Name:	Type:	Color:	Breed:
License:	Owner: Sydney Craig	Contact number: 17012128538	Weight:

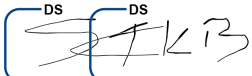
Pet 3 Description			
Name:	Type:	Color:	Breed:
License:	Owner: Sydney Craig	Contact number: 17012128538	Weight:

Pet 4 Description			
Name:	Type:	Color:	Breed:
License:	Owner: Sydney Craig	Contact number: 17012128538	Weight:

Pet 5 Description			
Name:	Type:	Color:	Breed:
License:	Owner: Sydney Craig	Contact number: 17012128538	Weight:

Pet 6 Description			
Name:	Type:	Color:	Breed:
License:	Owner: Sydney Craig	Contact number: 17012128538	Weight:

Pet 7 Description			
Name:	Type:	Color:	Breed:
License:	Owner: Sydney Craig	Contact number: 17012128538	Weight:

Initials: 

A color picture of the Animal must be attached to Landlord's original of this Addendum. For dogs and cats, a current vaccination record must also be attached to this Addendum. In addition to this addendum, service and support animals are required to complete the Assistance Animal Verification Form.

4. Animal Security Deposit. Resident shall tender the Animal Security Deposit specified in Section 1 (the "Animal Deposit") to Landlord on or before the date Resident signs this Addendum. Refund of the Animal Deposit will be subject to the terms and conditions set forth in the Lease. Resident acknowledges that the Animal Deposit is not refundable before the Lease ends, regardless of whether the Animal has been removed from the Property. Resident acknowledges that the Animal Deposit does not limit Resident's liability under this Addendum. Deposits are not required for service or support animals.

5. Monthly Animal Rent. Commencing on the Addendum Effective Date specified above, and continuing on the first day of each and every calendar month after such date, Resident shall pay to Landlord the Monthly Animal Rent specified in Section 1. Resident shall make all payments of Monthly Animal Rent to the same location and in the same manner as Resident's payments of regular Rent under the Lease. Monthly animal rent is not assessed for service or support animals.

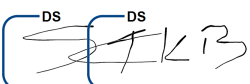
6. Non-Refundable Animal Fee. Resident shall tender the non-refundable Animal Fee specified in Section 1 (the "Non-Refundable Animal Fee") to Landlord on or before the date Resident signs this Addendum. The Non-Refundable Animal Fee is non-refundable, and is not an additional deposit. Resident acknowledges that the Non-Refundable Animal Fee does not limit Resident's liability under this Addendum. Non-refundable animal fees are not assessed for service or support animals.

7. Multiple Residents. Each Resident is jointly and severally liable for damages and for all other obligations set forth in this Addendum, regardless of whether Resident owns the Animal. Each Resident, Occupant, and Guest shall comply with this Addendum. If any Resident, Occupant, or Guest violates this Addendum, then each and every Resident will have violated this Addendum.

8. Strict Liability; Indemnity; Property Damage. Resident is strictly liable and responsible for any personal injury or property damage caused by the Animal. Resident shall release, indemnify, and hold harmless Landlord from and against all claims, actions, demands, liabilities, damages, costs, penalties, losses or expenses (including without limitation reasonable attorneys' fees) arising from: (a) any breach or default by Resident in the performance of Resident's obligations under this Addendum; and (b) any injury or damage caused by the Animal. Resident shall immediately upon demand reimburse Landlord for: (x) all costs and expenses associated with repairing any property damage to the Apartment or the Property, including without limitation damage to floors, walls, ceilings, doors, windows, trim, screens, window coverings, carpets, appliances, and landscaping; (y) all costs and expenses associated with any necessary cleaning, deodorizing, or insect removal; and (z) the replacement cost of anything that cannot be repaired or cleaned to Landlord's reasonable satisfaction.

9. Animal Rules. Resident is responsible for the Animal at all times. Resident (and each Occupant and Guest) shall abide by the following rules at all times:

- (a) The Animal shall have all vaccinations and licenses required by applicable law. Within 7 days of a request by Landlord, Resident shall provide Landlord with current documentation establishing that the Animal is properly vaccinated and licensed.
- (b) The Animal shall be properly fed, watered, and cared for at all times. Food and water for the Animal shall not be left outside of the Apartment.
- (c) The Animal shall not unreasonably disturb other Residents or occupants of the Property, or adjoining property owners, regardless of whether the Animal is inside or outside the Apartment.
- (d) The Animal shall not be allowed outside the Apartment unless the Animal is on a leash and is under the constant control and supervision of a responsible individual that has the ability to control the Animal. The Animal shall not be tied to anything at the Property that is outside the Apartment. Landlord may remove any unleashed or unsupervised animals from the Property at any time and without notice.
- (e) No animal offspring are allowed.
- (f) Except only as specifically allowed by these rules, the Animal shall not urinate or defecate inside the Apartment or inside any other building at the Property. The Animal shall not urinate or defecate elsewhere at the Property, except in such designated

Initials: 

areas that Landlord may (but is not obligated to) designate in the Community Rules. If the Animal urinates or defecates anywhere at the Property, Resident shall immediately remove and properly dispose of the waste, and shall be responsible for any resulting damage. Resident shall comply with all applicable laws regarding the control and disposal of animal waste. Failure to immediately remove and properly dispose of the waste will result in a \$100.00 fine for the first offense, a \$150.00 fine for the second offense, and a \$200.00 fine for each succeeding offense. In the event of more than two offenses, Landlord may require permanent removal of the Animal from the Property pursuant to Section 11 below.

10. Violation Of Addendum. If Landlord reasonably determines that Resident (or any Occupant or Guest) has violated this Addendum, then Resident shall permanently remove the Animal from the Property within 24 hours of receiving Landlord's written notice of the violation ("**Removal Notice**"). Landlord may provide a Removal Notice by personal delivery, by posting on the entry door to the Apartment, or by any other method resulting in actual notice to Resident. Landlord's exercise of its right to require removal of the Animal shall not prevent Landlord from exercising any other available right or remedy available under the Lease or applicable law, including without limitation the right to damages and the right to terminate the Lease.

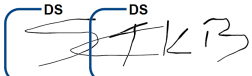
11. Landlord's Removal Of Animal. Landlord may immediately enter the Apartment and remove the Animal if Landlord reasonably determines in good faith that: (a) the Animal has been abandoned; (b) the Animal has been left without food or water for more than 3 consecutive days; (c) the Animal is sick or injured and requires medical attention; or (d) Resident has failed to timely and permanently remove the Animal from the Property after Resident's receipt of a Removal Notice. Landlord may keep or kennel the removed Animal, or may deliver the Animal to a humane society, to law enforcement authorities, or to the contact person designated by Resident in Section 4. Resident shall reimburse Landlord for all costs and expenses incurred by Landlord in removing, kenneling, or otherwise caring for a removed Animal.

12. Move-Out. Upon the expiration or earlier termination of the Lease, and in addition to all of Resident's other cleaning and repair obligations under the Lease, Resident shall use a vendor approved by Landlord to deodorize the Apartment, and a vendor approved by Landlord to ensure that all insects have been removed from the Apartment. Resident shall reimburse Landlord for the replacement cost of anything in the Apartment that cannot be cleaned or deodorized to Landlord's reasonable satisfaction.

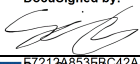

13. Animal DNA testing. All dogs are required to be DNA tested for the purpose of identification of feces on premises. See section 9(f) of this addendum.

14. General. This Addendum is integrated into and made a part of the Lease. Except as specifically otherwise provided herein, all other terms and conditions of the Lease, as hereby amended, are ratified and confirmed and shall remain unchanged and in full force and effect. In the event of any conflict between this Addendum and the Lease, the terms and conditions of this Addendum shall govern and control. Resident acknowledges that Landlord has not made any oral promises or representations regarding animals.

You are legally bound by this document. Please read it carefully. Before signing, you may take a copy of these documents to review and/or consult an attorney.

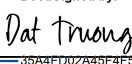
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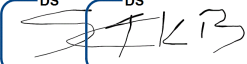
RESIDENT (all Residents must sign):

Sign Resident Name	Print Resident Name	Date
DocuSigned by:  BC12B55199F94A6...		02-17-2021
DocuSigned by:  BC12B55199F94A6...		02-17-2021

LANDLORD:

Centerspace, LLP

DocuSigned by:

 By: _____
 Title: Authorized Agent of Landlord
 Date: 02-17-2021

Initials: 



Parking Addendum

1. Basic Terms:

Property: FreightYard Townhomes and Flats
50 N 4th Avenue, Unit A07, Minneapolis, MN 55401

Resident: Sydney Craig
 [Print full legal name of all residents] Tanner K Boyanovsky

Apartment Unit: 1-A07
Lease Date: Apr 23, 2021
Addendum Effective Date: Apr 23, 2021
Addendum Expiration Date: ☒ Lease Expiration Date

Parking Space Type: Parking space
Parking Space Number(s): _____
Monthly Parking Rent: \$85.00; ☐ None (included in Lease Rent)

2. Agreement to Supplement Lease. This Parking Addendum (the "**Addendum**") is entered into as of the Addendum Effective Date between Centerspace, LLP ("**Landlord**"), and each and every individual listed above in the "Resident" section of the Basic Terms (each, and collectively, "**Resident**"). Landlord and Resident are parties to a certain Apartment Lease (the "**Lease**"), dated as of the Lease Date specified above, relating to Resident's lease of the specified Apartment Unit (the "**Apartment**"). Landlord is either the owner of the Property, or the managing agent for the owner of the Property. Capitalized terms used but not defined in this Addendum shall have the meanings assigned to such terms in the Lease. For valuable consideration, Landlord and Resident agree to supplement the Lease as set forth in this Addendum.

3. Parking License. During the term of the Lease, but subject to the terms and conditions of this Addendum and of the Lease, Landlord grants Resident a license to use the reserved parking space(s) identified above (whether one or more, the "**Parking Space**"). Notwithstanding anything herein to the contrary, this license shall automatically terminate on the date that the Lease ends or is terminated. Resident shall use the Parking Space only for automobile parking, and for no other purpose. Resident accepts the Parking Space "as-is, where-is." Landlord retains the right to enter the Parking Space at any time to inspect the Parking Space, or to make repairs and/or alterations to the Parking Space or the Property.

4. Monthly Parking Rent. Commencing on the Addendum Effective Date specified above, and continuing on the first day of each and every calendar month after such date, Resident shall pay to Landlord the Monthly Parking Rent specified in Section 1. Resident shall make all payments of Monthly Parking Rent to the same location and in the same manner as Resident's payments of regular Rent under the Lease.

5. Authorized Vehicles. Only vehicles authorized by Landlord may use the Parking Space. Resident shall identify to Landlord in writing the make, model and license plate number of the vehicle that will use the Parking Space. Landlord will issue a parking tag for the authorized vehicle. The parking tag must be prominently displayed in the authorized vehicle when the vehicle is using the Parking

Initials: DS DS
[Signature]

Space. Parking tags are not transferrable to another vehicle without Landlord's prior written consent. Resident shall return all parking tags to Landlord upon termination of this Addendum (or the Lease). Resident shall pay Landlord a fee of \$10 for any lost, unreturned, or replacement parking tags.

6. Resident's Covenants. Resident, at its sole cost and expense, shall: (a) only use the Parking Space in compliance with all applicable laws; (b) reimburse Landlord within 10 days of invoice for all costs and expenses reasonably incurred by Landlord in repairing the Parking Space or the Property, where such repair was caused in whole or in part by the negligence, misuse or willful misconduct of Resident or anyone using the Parking Space through Resident; (c) maintain all vehicles using the Parking Space in a safe condition that does not pose any hazard or threat of damage to any person or property; (d) follow and obey directions and signs regarding ingress and egress to and from the Parking Space; (e) only use the Parking Space in compliance with any rules that Landlord may reasonably adopt for the use of the Property's reserved parking spaces; and (f) register, license, and insure all vehicles using the Parking Space as required by applicable law. Resident shall not: (x) park more than one vehicle in the Parking Space; (y) park an unauthorized vehicle in the Parking Space, or (z) disrupt or interfere with the use of any other parking spaces at the Property.


7. Remote Devices/Access Cards. If remote devices or access cards are required to access the Parking Space, then (i) Landlord may require Resident to tender a \$50 deposit for each device/card given to Resident, (ii) Resident will maintain the device/card (including battery replacement), (iii) Resident shall return each device/card to Landlord upon termination of this Addendum (or the Lease), and (iv) Resident shall pay Landlord a fee of \$80 for any lost or unreturned device/card.

8. Risk of Loss. Resident shall use the Parking Space at Resident's own and sole risk. Landlord shall not have any liability to Resident for any claims based on or arising out of any cause whatsoever, including without limitation any injury or property damage related to or arising from the use of the Parking Space, or for the loss of any property from any vehicle parked at the Property or in the Parking Space.


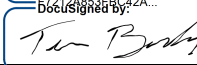
9. Multiple Residents. Each Resident is jointly and severally liable for all obligations set forth in this Addendum, regardless of whether an individual Resident uses the Parking Space. Each Resident, Occupant, and Guest shall comply with this Addendum. If any Resident, Occupant, or Guest violates this Addendum, then each and every Resident will have violated this Addendum.

10. General. This Addendum is integrated into and made a part of the Lease. Except as specifically otherwise provided herein, all other terms and conditions of the Lease, as hereby amended, are ratified and confirmed and shall remain unchanged and in full force and effect. In the event of any conflict between this Addendum and the Lease, the terms and conditions of this Addendum shall govern and control. Resident acknowledges that Landlord has not made any oral promises or representations regarding parking.

You are legally bound by this document. Please read it carefully. Before signing, you may take a copy of these documents to review and/or consult an attorney.

Initials: 

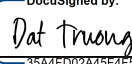
RESIDENT (all Residents must sign):

Sign Resident Name	Print Resident Name	Date
<div>DocuSigned by:  E7212A853FBC42A... DocuSigned by:  BC12B55199F94A6...</div>	Sydney Craig	02-17-2021
	Tanner K Boyanovsky	02-17-2021

LANDLORD:

Centerspace, LLP

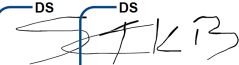
By:

DocuSigned by:

35A4FD02A45F4F5...

Title: Authorized Agent of Landlord
Date: 02-17-2021

Initials:

DS



DS



Parking Addendum

1. Basic Terms:

Property: FreightYard Townhomes and Flats
50 N 4th Avenue, Unit A07, Minneapolis, MN 55401

Resident: Sydney Craig
 [Print full legal name of all residents] Tanner K Boyanovsky

Apartment Unit: 1-A07
Lease Date: Apr 23, 2021
Addendum Effective Date: Apr 23, 2021
Addendum Expiration Date: ☒ Lease Expiration Date


Parking Space Type: Parking space
Parking Space Number(s): _____
Monthly Parking Rent: \$85.00; ☐ None (included in Lease Rent)

2. Agreement to Supplement Lease. This Parking Addendum (the "**Addendum**") is entered into as of the Addendum Effective Date between Centerspace, LLP ("**Landlord**"), and each and every individual listed above in the "Resident" section of the Basic Terms (each, and collectively, "**Resident**"). Landlord and Resident are parties to a certain Apartment Lease (the "**Lease**"), dated as of the Lease Date specified above, relating to Resident's lease of the specified Apartment Unit (the "**Apartment**"). Landlord is either the owner of the Property, or the managing agent for the owner of the Property. Capitalized terms used but not defined in this Addendum shall have the meanings assigned to such terms in the Lease. For valuable consideration, Landlord and Resident agree to supplement the Lease as set forth in this Addendum.

3. Parking License. During the term of the Lease, but subject to the terms and conditions of this Addendum and of the Lease, Landlord grants Resident a license to use the reserved parking space(s) identified above (whether one or more, the "**Parking Space**"). Notwithstanding anything herein to the contrary, this license shall automatically terminate on the date that the Lease ends or is terminated. Resident shall use the Parking Space only for automobile parking, and for no other purpose. Resident accepts the Parking Space "as-is, where-is." Landlord retains the right to enter the Parking Space at any time to inspect the Parking Space, or to make repairs and/or alterations to the Parking Space or the Property.

4. Monthly Parking Rent. Commencing on the Addendum Effective Date specified above, and continuing on the first day of each and every calendar month after such date, Resident shall pay to Landlord the Monthly Parking Rent specified in Section 1. Resident shall make all payments of Monthly Parking Rent to the same location and in the same manner as Resident's payments of regular Rent under the Lease.

5. Authorized Vehicles. Only vehicles authorized by Landlord may use the Parking Space. Resident shall identify to Landlord in writing the make, model and license plate number of the vehicle that will use the Parking Space. Landlord will issue a parking tag for the authorized vehicle. The parking tag must be prominently displayed in the authorized vehicle when the vehicle is using the Parking

Initials: 

Space. Parking tags are not transferrable to another vehicle without Landlord's prior written consent. Resident shall return all parking tags to Landlord upon termination of this Addendum (or the Lease). Resident shall pay Landlord a fee of \$10 for any lost, unreturned, or replacement parking tags.

6. Resident's Covenants. Resident, at its sole cost and expense, shall: (a) only use the Parking Space in compliance with all applicable laws; (b) reimburse Landlord within 10 days of invoice for all costs and expenses reasonably incurred by Landlord in repairing the Parking Space or the Property, where such repair was caused in whole or in part by the negligence, misuse or willful misconduct of Resident or anyone using the Parking Space through Resident; (c) maintain all vehicles using the Parking Space in a safe condition that does not pose any hazard or threat of damage to any person or property; (d) follow and obey directions and signs regarding ingress and egress to and from the Parking Space; (e) only use the Parking Space in compliance with any rules that Landlord may reasonably adopt for the use of the Property's reserved parking spaces; and (f) register, license, and insure all vehicles using the Parking Space as required by applicable law. Resident shall not: (x) park more than one vehicle in the Parking Space; (y) park an unauthorized vehicle in the Parking Space, or (z) disrupt or interfere with the use of any other parking spaces at the Property.


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8. Risk of Loss. Resident shall use the Parking Space at Resident's own and sole risk. Landlord shall not have any liability to Resident for any claims based on or arising out of any cause whatsoever, including without limitation any injury or property damage related to or arising from the use of the Parking Space, or for the loss of any property from any vehicle parked at the Property or in the Parking Space.

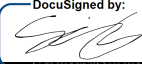
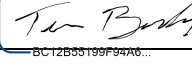
9. Multiple Residents. Each Resident is jointly and severally liable for all obligations set forth in this Addendum, regardless of whether an individual Resident uses the Parking Space. Each Resident, Occupant, and Guest shall comply with this Addendum. If any Resident, Occupant, or Guest violates this Addendum, then each and every Resident will have violated this Addendum.

10. General. This Addendum is integrated into and made a part of the Lease. Except as specifically otherwise provided herein, all other terms and conditions of the Lease, as hereby amended, are ratified and confirmed and shall remain unchanged and in full force and effect. In the event of any conflict between this Addendum and the Lease, the terms and conditions of this Addendum shall govern and control. Resident acknowledges that Landlord has not made any oral promises or representations regarding parking.

You are legally bound by this document. Please read it carefully. Before signing, you may take a copy of these documents to review and/or consult an attorney.

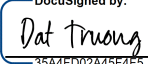
Initials: 


RESIDENT (all Residents must sign):

Sign Resident Name	Print Resident Name	Date
 DocuSigned by: F7212A853FBC42A...	Sydney Craig	02-17-2021
 DocuSigned by: BC12B35199F94A6...	Tanner K Boyanovsky	02-17-2021

LANDLORD:

Centerspace, LLP

By: 
 Title: Authorized Agent of Landlord
 Date: 02-17-2021

Initials: 

Utilities Addendum**1. Basic Terms:****Property:****FreightYard Townhomes and Flats**

50 N 4th Avenue, Unit A07, Minneapolis, MN 55401

Resident:

[Print full legal name of all residents]

Sydney Craig

Tanner K Boyanovsky

Apartment Unit:

1-A07

Lease Date:

Apr 23, 2021

Addendum Effective Date:

Apr 23, 2021

Account Activation Fee:**\$10.00****Account Disconnect Fee:****\$10.00****Monthly Administrative Fee:****\$6.00 / month****Utilities:**☒ Water/Sewer☒ Trash☐ Valet Trash☒ Pest Control☐ Heat☒ Electricity☐ Cable☐ Internet

Agreement to Supplement Lease. Resident and Landlord are parties to a Lease on the Lease Date specified above. This Utilities Addendum (the “**Addendum**”) is entered into as of the Addendum Effective Date specified above. Capitalized terms used but not defined in this Addendum shall have the meanings assigned to such terms in the Lease.

1. Billing for Utility Services. Resident will be billed separate fees, in addition to Rent, for the utility services as specified in this Addendum (“**Utilities**”). Resident shall pay the Utilities in a separate bill (“**Utility Bill**”) received each month from Landlord, or from a billing service provider (“**Utility Billing Company**”) designated by Landlord.

2. Apportionment of Utilities. The Utilities billed to the Property as a whole, including all or part of buildings, multiple apartment and/or common areas will be apportioned to Residents as follows:

- (a) A formula based on the number of Residents and authorized Occupants in the Apartment, and/or a flat rate.
- (b) Upon Resident’s request, Landlord will provide a copy of the actual utility bill for the property along with each apportioned utility bill. Also, upon Resident’s request, Landlord will also provide past copies of actual utility bills for any period of the tenancy for which the resident received an apportioned utility bill, including past copies of utility bills for the preceding two years or from the time Landlord acquired the building, whichever is most recent.

Initials:

3. **Charges.** Upon the signing of this Addendum, Resident agrees to pay the Account Activation Fee set forth above. This Account Activation Fee will appear on Resident's first Utility Bill. Each month, beginning with any fractional month relating to a mid-month Addendum Effective Date, Resident will be charged and agrees to pay an apportioned charge for the Utilities determined by the method of apportionment set forth above. Resident agrees to pay a monthly invoice administrative fee, which fee shall be included on each monthly Utility Bill. The initial Monthly Administrative Fee is set forth above.

4. **Late Fee, Delinquent Accounts, and Additional Charges.** Utility Bills are to be paid monthly, separate from Rent, and in accordance with any billing address or instruction on the Utility Bill. Resident shall pay the Utility Bill on or before the due date set forth in the Utility Bill. If a payment is late, Resident will be responsible for paying a late fee in the amount set forth in the Utility Bill. This late fee is separate from, and in addition to, any late fees that may be due under the Lease for late payments of Rent or other amounts due under the Lease. If any check of Resident is returned for insufficient funds, bank dishonor, or other reason, then Resident shall pay the NSF fee set forth in the Utility Bill. Resident agrees that if Landlord is billed for any utility services which are Resident's responsibility Resident will also be subject to an additional charge of \$50.00 for each billing cycle during which Resident has failed to become the customer of record with the utility provider. Resident shall be in default under the Lease if Resident does not pay any amount due under this Addendum on time.


5. **Dates of Charges.** If Resident moves into the Apartment on a date other than the first of a month, then Resident will be charged for the full period of time that Resident was living in, occupying, or responsible for Utility Bills on the Apartment. Landlord or the Utility Billing Company may choose to include any partial month's bill with the first full calendar month's Utility Bill to Resident. If Resident defaults under the Lease or moves out before the end of the month, Resident will still be responsible for all apportioned Utility Bills through the end of the last month of Resident's legal obligations under the Lease.

6. **Changes in Occupancy.** Resident represents that all Occupants residing in the Apartment are accurately identified in the Lease. Resident agrees to promptly notify Landlord in writing of any changes in the number of Occupants.

7. **Last Month's Utility Bills.** Landlord shall have the right, but not the obligation, upon the termination of the Lease for any reason to cause the Utility Billing Company to prepare and submit a final Utility Bill to Resident, which final Utility Bill may be estimated on the basis of the pro rata apportioned share of the most recent month's Utility Bill to Resident. Resident agrees that such final Utility Bill will be due upon receipt. If such Utility Bill is not paid, Resident agrees that Landlord may recover the amount of the final Utility Bill from Resident's Security Deposit.

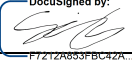
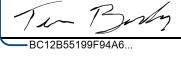
8. **Multiple Residents.** Each Resident is jointly and severally liable for all obligations set forth in this Addendum. Each Resident, Occupant, and Guest shall comply with this Addendum. If any Resident, Occupant, or Guest violates this Addendum, then each and every Resident will have violated this Addendum.

9. **General.** This Addendum is integrated into and made a part of the Lease. Except as specifically otherwise provided herein, all other terms and conditions of the Lease, as hereby amended, shall remain unchanged and in full force and effect. In the event of any conflict between this Addendum and the Lease, the terms and conditions of this Addendum shall govern and control. Landlord is not liable for any losses or damages that Resident incurs as the result of outages, interruptions, or fluctuations in Utilities provided to the Apartment, except to the extent such loss or damage was caused by the negligence of Landlord or its employees. Resident releases Landlord from any and all such claims, and waives any claims for offset or reduction of Rent or diminished rental value of the Apartment due to such outages, interruptions, or fluctuations.

Initials: 

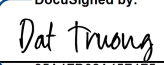
You are legally bound by this document. Please read it carefully. Before signing, you may take a copy of these documents to review and/or consult an attorney.

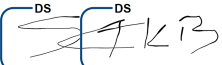
RESIDENT (all Residents must sign):

Sign Resident Name	Print Resident Name	Date
DocuSigned by:  F1212A833FB0A2A...	Sydney Craig	02-17-2021
DocuSigned by:  BC12B55199F94A6...	Tanner K Boyanovsky	02-17-2021

LANDLORD:

Centerspace, LLP

By: 
 Title: Authorized Agent of Landlord
 Date: 02-17-2021

Initials: 



Notice of Utility Cost **(Water & Sewer)**

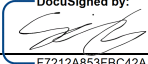
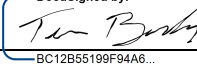
Property: **FreightYard Townhomes**
50 N 4th Ave
Minneapolis, MN 55401

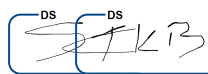
Centerspace, LLP ("**Landlord**") is either the owner of the Property, or is the managing agent for the owner of the Property. Landlord hereby notifies the undersigned of the total cost of water and sewer utility service for the Property for each month of the most recent calendar year:

FreightYard Townhomes Water and Sewer Expense 2019 (Billed Quarterly)		
January	\$	-
February	\$	-
March	\$	-
April	\$	-
May	\$	-
June	\$	-
July	\$	-
August	\$	-
September	\$	-
October	\$	-
November	\$	3,497.12
December	\$	4,219.64
Total	\$	7,716.76

The undersigned individuals acknowledge receipt of this notice prior to signing a lease to rent an apartment unit at the Property.

RESIDENT (all Residents must sign):

Sign Resident Name	Print Resident Name	Date
<small>DocuSigned by:</small> 	Sydney Craig	02-17-2021
<small>E7212A853FBC42A...</small> <small>DocuSigned by:</small> 	Tanner K Boyanovsky	02-17-2021
<small>BC12B55199F94A6...</small>		

DS DS


Certificate Of Completion

Envelope Id: 302457BFA2B04C9BA66C12F72CCB761E

Status: Completed

Subject: Reva Leasing

Source Envelope:

Document Pages: 28

Signatures: 17

Certificate Pages: 5

Initials: 66

AutoNav: Enabled

Envelopeld Stamping: Enabled

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:

FADV Docusign User

6945 East Sahuaro

B-1

Scottsdale, AZ 85254

docusign.user@fadv.com

IP Address: 198.73.226.27

Record Tracking

Status: Original

2/17/2021 11:04:17 AM

Holder: FADV Docusign User

docusign.user@fadv.com

Location: DocuSign

Signer Events

Sydney Craig

sydney.craig23@icloud.com

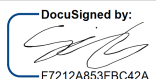
Security Level:

resident.lexisnexis.com.Password

ID: 00000000-0000-0000-0000-000000000000

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Signature

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Signature Adoption: Drawn on Device

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Signed using mobile

Timestamp

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Viewed: 2/17/2021 12:14:21 PM

Signed: 2/17/2021 12:15:34 PM

Electronic Record and Signature Disclosure:

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ID: 4ac9ae5f-a77a-48b2-ac95-2585225569a9

Tanner K Boyanovsky

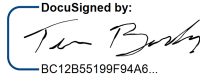
tannerboyanovsky15@gmail.com

Security Level:

resident.lexisnexis.com.Password

ID: 00000000-0000-0000-0000-000000000000

2/17/2021 3:44:08 AM

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Signature Adoption: Drawn on Device

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Signed using mobile

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Viewed: 2/17/2021 11:44:30 AM

Signed: 2/17/2021 11:46:28 AM

Electronic Record and Signature Disclosure:

Accepted: 2/17/2021 11:44:30 AM

ID: fb1f470f-59bc-4337-b64b-400195819262

Dat Truong

dtruong@centerspacehomes.com

Security Level:

resident.lexisnexis.com.Password

ID: 00000000-0000-0000-0000-000000000000

2/17/2021 6:12:30 AM

DocuSigned by:

35A4FD02A45F4F5...

Signature Adoption: Pre-selected Style

Using IP Address: 96.78.92.190

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Resent: 2/17/2021 2:12:32 PM

Viewed: 2/17/2021 2:12:41 PM

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Electronic Record and Signature Disclosure:

Accepted: 1/21/2021 1:37:43 PM

ID: 086d8451-ac51-4bd3-9832-d2cf981a05fe

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events	Status	Timestamp
Carbon Copy Events	Status	Timestamp
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	2/17/2021 11:04:20 AM
Certified Delivered	Security Checked	2/17/2021 2:12:41 PM
Signing Complete	Security Checked	2/17/2021 2:12:50 PM
Completed	Security Checked	2/17/2021 2:12:50 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Reva Technology Inc. (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$9.99 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Reva Technology Inc.:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: e-consent@reva.tech

To contact us by paper mail, please send correspondence to:

Reva Technology Inc.

6945 East Sahuaro

B-1

Scottsdale, AZ 85254

To advise Reva Technology Inc. of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at help@reva.tech and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Reva Technology Inc.

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to lease.request@reva.tech and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time.

To withdraw your consent with Reva Technology Inc.

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to e-consent@reva.tech and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

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Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Reva Technology Inc. as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Reva Technology Inc. during the course of your relationship with Reva Technology Inc..



Guaranty of Lease

1. **Basic Terms:**

Property: FreightYard Townhomes and Flats
50 N 4th Avenue, Unit A07, Minneapolis, MN 55401

Apartment Unit: 1-A07

Resident: Sydney Craig
[Full legal name of all residents] Tanner K Boyanovsky

Lease Date: Apr 23, 2021

Guaranty Effective Date: Apr 23, 2021

Guarantor: Jesse Robert Craig
[Full legal name and address] 1405 1st Ave north, Fargo, ND, 58102
Telephone Number: _____

Guarantor's Spouse: _____
[Full legal name]

1. This Guaranty of Lease (this "**Guaranty**") is made and entered into effective as of the Guaranty Effective Date set forth above, by the individual listed above in the "Guarantor" section of the Basic Terms (collectively with Guarantor's spouse, if any, "**Guarantor**"), to and for the benefit of Centerspace, LLP ("**Landlord**"). Landlord and each and every individual listed above in the "Resident" section of the Basic Terms (each, and collectively, "**Resident**") are parties to a certain Apartment Lease (the "**Lease**"), dated as of the Lease Date specified above. Landlord is either the owner of the Property, or the managing agent for the owner of the Property. Landlord has required, as a condition to Landlord's execution and performance of the Lease, that Guarantor execute and deliver this Guaranty. Guarantor acknowledges that Guarantor's execution and delivery of this Guaranty is a material inducement to Landlord for Landlord's execution and performance of the Lease.

2. Guarantor absolutely, unconditionally, and irrevocably guarantees to Landlord: (a) the full and prompt payment when due (whether upon acceleration or otherwise) of any and all obligations of Resident for the payment of money, now or hereafter existing, due or to become due, known or unknown to Guarantor at the time of the execution of this Guaranty, including without limitation all rent, late fees, property damage, repair costs, utility charges, re-rental fees, and any other sums which may now be or hereafter become due by Resident under the Lease; (b) the payment of all Enforcement Costs (as defined below); and (c) the full and punctual observance, performance, and satisfaction of all covenants, terms, obligations, duties, and agreements of Resident under the Lease. All liabilities and payment obligations described in subsections (a) and (b) of this Section 3 are referred to herein as the "**Liabilities**." All obligations described in subsection (c) of this Section 3 are referred to herein as the "**Obligations**."

3. This Guaranty is an absolute, irrevocable, present and continuing guaranty of payment and performance, and not merely a guaranty of collection. If Resident defaults under the Lease, then Guarantor shall, immediately on demand by Landlord, pay all Liabilities then due, regardless of any defense, right of setoff, or claim that Resident or Guarantor may have against Landlord. If Resident defaults in the due and timely performance and observance of any of the Obligations, then Guarantor shall, immediately on

demand by Landlord: (i) perform the Obligations; and (ii) indemnify and hold Landlord harmless from and against any and all loss, damage, cost, expense, injury, or liability that Landlord may suffer or incur in connection with the exercise of its rights under the Lease or this Guaranty. If Guarantor fails to commence the performance of the Obligations within 3 days after its receipt of written notice from Landlord demanding the performance of Guarantor, and to pursue performance diligently thereafter, then Landlord shall have the right (but not the obligation) to perform the Obligations, and shall have the right to expend such sums as Landlord in its sole but reasonable discretion deems proper in order so to complete the performance of the Obligations. Guarantor shall pay Landlord immediately on demand any amounts due to third parties in connection therewith, and all such amounts shall be included within the term "Liabilities."

4. If the Lease or this Guaranty is placed in the hands of an attorney for enforcement or collection, or is enforced or collected through any legal proceeding, then Guarantor shall also pay to Landlord immediately upon demand all attorneys' fees and legal expenses (including without limitation court costs and filing fees), and all other costs and expenses, reasonably incurred by Landlord in connection therewith. All such attorneys' fees, legal expenses, and other costs and expenses are referred to herein as the **"Enforcement Costs."**

5. Notwithstanding anything in this Guaranty to the contrary, in any action to enforce any of the liabilities or obligations of the Guarantor under this Guaranty, Landlord at its election may proceed against the Guarantor with or without: (i) joining Resident in any such action; or (ii) commencing any action against or obtaining any judgment against Resident; or (iii) commencing any proceeding to enforce or realize upon any other guaranties which may be or have been given to secure Resident's obligations under the Lease. Guarantor does hereby irrevocably consent that, without affecting the liability of Guarantor under this Guaranty, and without notice to Guarantor, Landlord may exercise any rights and remedies against Resident provided by law or by the Lease, and may proceed in Landlord's sole and absolute discretion: (i) against Resident, either alone or jointly and severally with any other party; or (ii) against Guarantor alone, without first proceeding or exhausting any remedy or claim against Resident and/or any other guarantor; or (iii) jointly and severally against Guarantor and any other party (including without limitation Resident and/or any other guarantor of the Lease).

6. Guarantor agrees that Guarantor's liability shall not be discharged by, and Guarantor hereby irrevocably consents to: (i) any amendment or other modification of the Lease (including without limitation increased rent, apartment changes, and extensions or renewals of term); (ii) any extension of time for the payment of the Liabilities or performance of the Obligations under the Lease; (iii) any transfer, waiver, compromise, settlement, modification, surrender, or release of Resident's obligations under the Lease; (iv) any assignment or other transfer of all or part of Landlord's interest in the Lease, the Property, or this Guaranty; (v) any failure, omission, or delay (whether entire or partial) of Landlord to exercise any right, power, or remedy regarding the Lease or to enforce or realize upon any of Landlord's security for the Lease; (vi) the existence of any setoff, claim, or counterclaim that Guarantor may have against Resident or Landlord; (vii) the addition or release of any other guarantors of the Lease, any residents under the Lease, or any other persons liable for the payment of the Liabilities and/or performance of the Obligations; (viii) the acceptance or release of any other security for the payment of the Liabilities and/or performance of the Obligations; or (ix) any re-entry by Landlord or dispossession of Resident, or any other action or remedy taken by Landlord under the Lease. If Landlord and Resident modify, renew, or extend the Lease, or if Resident holds over beyond the term of the Lease, then Guarantor's obligations hereunder shall extend to the full and faithful performance and observance of all of the covenants, terms, and conditions of the modified, extended, or renewed Lease.

7. Guarantor shall remain liable under this Guaranty as a principal until the full, final, and unavoidable performance of all of the Obligations, and the full, final, and unavoidable payment of all Liabilities, notwithstanding any fact, act, event, or occurrence which might otherwise operate as a legal or equitable discharge of a surety or guarantor.

8. Guarantor expressly waives: (i) notice of Landlord's acceptance of this Guaranty; (ii) notice of the existence, creation, payment, or nonpayment of the Liabilities; (iii) presentment, demand, notice of dishonor, protest, and all other notices whatsoever (including without limitation notices of Resident's nonpayment, nonperformance, or nonobservance of the covenants, terms, and conditions of the Lease); (iv) any cure period provided to Resident under the Lease or applicable law; and (v) any omission by Landlord to inform Guarantor of any facts Landlord may know or hereafter learn about Resident or the Lease, it being understood and agreed that Guarantor has and will maintain personal knowledge of and be familiar with Resident's financial condition and personal affairs, and that Guarantor has the ability to influence Resident's decision-making processes, and that Landlord has no duty so to inform, and that Guarantor is fully responsible for being and remaining informed by Resident of all circumstances bearing on the Lease and this Guaranty.

9. Guarantor represents and warrants that there were not any material misrepresentations or omissions in any credit application, or other information provided to Landlord by or on behalf of Guarantor, in connection with Guarantor's execution of this Guaranty, or in connection with Landlord's evaluation of Guarantor as a prospective guarantor of the Lease.

10. This Guaranty shall be governed by the laws of the state in which the Property is located. Guarantor hereby submits to personal jurisdiction of the state in which the Property is located for the enforcement of this Guaranty and waives any and all personal rights to object to such jurisdiction for the purposes of litigation to enforce this Guaranty.

11. Guarantor hereby waives the right to trial by jury in any legal proceeding that hereafter may be instituted regarding the Lease or this Guaranty.

12. This Guaranty constitutes the entire agreement between Guarantor and Landlord with respect to the subject matter hereof and supersedes all prior such agreements and understandings, both written and oral. This Guaranty may not be modified or amended except by a written instrument signed and delivered by both Landlord and Guarantor. If this Guaranty is executed in counterparts, then each counterpart shall be deemed an original, and all of them together shall constitute one and the same instrument.

13. This Guaranty shall bind Guarantor and the heirs, assigns, successors, executors, administrators, and legal and personal representatives of Guarantor; provided that Guarantor shall not be entitled to transfer or delegate its obligations hereunder. This Guaranty shall inure to the benefit of and be enforceable by Landlord and each present or subsequent mortgagee of the Property.

14. If this Guaranty is executed by more than one person or entity, then references to "Guarantor" herein shall be deemed to refer to each such person and the liability of each such person shall be joint and several, and the release by Landlord of any of them shall not release or affect in any manner the obligations of any other of them, and this Guaranty shall not be revoked, discharged, or impaired as to any such persons or entities by reason of the death or incapacity or insolvency of any other of them. If any provision of this Guaranty, or any paragraph, section, sentence, clause, phrase, or word, or the application thereof, in any circumstances, is determined by a court of competent jurisdiction to be invalid, then the validity of the remainder of this Guaranty shall be construed as if such invalid part were never included herein. Time is of the essence of this Guaranty.

SIGNED AND DELIVERED by Guarantor as of the Guaranty Effective Date specified above.

You are legally bound by this document, so please read it carefully. Before signing, you may take a copy of this Guaranty to review, and/or you may consult with an attorney.

[signature of Guarantor]

STATE OF _____ }
COUNTY OF _____ } ss:

This document was acknowledge before me on _____, 2021 by _____, and acknowledged that he or she freely and voluntarily executed this Guaranty for the purposes stated therein.

Notary Public in and for said county and state

STATE OF _____ }
COUNTY OF _____ } ss:

Notary Public in and for said county and state

Electronic Record and Signature Disclosure



Certificate Of Completion

Envelope Id: 39433C64493347C9A536AA859DF32F23	Status: Completed
Subject: Reva Leasing	
Source Envelope:	
Document Pages: 4	Signatures: 0
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	FADV Docusign User
Time Zone: (UTC-08:00) Pacific Time (US & Canada)	6945 East Sahuaro
	B-1
	Scottsdale, AZ 85254
	docusign.user@fadv.com
	IP Address: 198.73.226.27

Record Tracking

Status: Original	Holder: FADV Docusign User	Location: DocuSign
2/17/2021 11:04:24 AM	docusign.user@fadv.com	

Signer Events

Jesse Robert Craig
jcraig701@gmail.com

Security Level:
resident.lexisnexis.com.Password
ID: 00000000-0000-0000-0000-000000000000
2/17/2021 3:05:08 AM

Signature

Completed

Using IP Address: 96.78.92.190

Timestamp

Sent: 2/17/2021 11:04:25 AM
Viewed: 2/17/2021 11:05:17 AM
Signed: 2/17/2021 2:12:16 PM

Electronic Record and Signature Disclosure:

Accepted: 2/17/2021 10:07:35 AM
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In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Dat Truong
dtruong@centerspacehomes.com

Security Level:
resident.lexisnexis.com.Password
ID: 00000000-0000-0000-0000-000000000000
2/17/2021 6:13:13 AM

VIEWED

Using IP Address: 96.78.92.190

Sent: 2/17/2021 2:12:17 PM
Resent: 2/17/2021 2:13:13 PM
Viewed: 2/17/2021 2:13:18 PM

Electronic Record and Signature Disclosure:

Accepted: 1/21/2021 1:37:43 PM
ID: 086d8451-ac51-4bd3-9832-d2cf981a05fe

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

Envelope Sent	Hashed/Encrypted	2/17/2021 11:04:25 AM
Certified Delivered	Security Checked	2/17/2021 2:13:18 PM

Envelope Summary Events	Status	Timestamps
Signing Complete	Security Checked	2/17/2021 2:12:16 PM
Completed	Security Checked	2/17/2021 2:13:18 PM
Payment Events	Status	Timestamps
Electronic Record and Signature Disclosure		

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From time to time, Reva Technology Inc. (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

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If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

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If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

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To contact us by paper mail, please send correspondence to:

Reva Technology Inc.

6945 East Sahuaro

B-1

Scottsdale, AZ 85254

To advise Reva Technology Inc. of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at help@reva.tech and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

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