

RESIDENTIAL LEASE

THE MINNESOTA ATTORNEY GENERAL'S OFFICE HAS
CERTIFIED THAT THIS LEASE COMPLIES WITH THE
MINNESOTA PLAIN LANGUAGE CONTRACT ACT.



(Minnesota Statutes, Sections 325G.29-325G.36). Certification of a contract by the Attorney General under the plain language contract act is not otherwise an approval of the contract's legality or legal effect.

RESIDENT*: (list all persons, and their dates of birth, who will live in the apartment) _____
Ravindhar Konatam 4/17/1984 (612) 406-6767 ravindhar.rddy@outlook.com MN ID# Y645241312415
Other Occupants: Liya Reddy 6/11/2014 (minor child), Maya Reddy 3/4/2017 (minor child)
MANAGEMENT: (enter company name if applicable) ANY changes to email, phone or vehicles MUST be emailed to citygables@zpg.com
ZPG Companies, LLC
STREET ADDRESS OF PREMISES ("Apartment") 1609 Pleasant Street # 209, Lauderdale, MN 55108 No WINTER Lease End Dates
APARTMENT NO. 1609-209 DURATION OF LEASE (enter number of months ~~month to month~~) 12 months NO Month-to-Month Leases
STARTING DATE OF LEASE 4/20/2019 DATE THIS LEASE ENDS (if appropriate) 4/30/2020
NOTICE PERIOD (the NOTICE PERIOD is 2 full month unless the LEASE states a different notice period) AT Least 2 Full Months Prior to Lease End Date
MONTHLY APARTMENT RENT \$ 1340.00 LATE RENT FEE \$ \$50 - after 5pm on the 3rd
OTHER MONTHLY RENT CHARGES (e.g. garage) \$ FREE GARAGE / PET RENT: No pets will be moving in
TOTAL MONTHLY RENT \$ 1340.00 SECURITY DEPOSIT \$ 300 (Pd on 03/19/2019)
UTILITIES INCLUDED IN RENT: ☐ Heat ☐ Water ☐ Other AUM - Paid by ZPG & Resident
UTILITIES PAID BY RESIDENT: ☒ Electricity ☒ Telephone ☒ Other AUM (Water, Trash, Gas=Heat); TV; Inet ☐ The premises were constructed prior to 1978.
(the following is required by Minnesota Statutes, Section 504B.181) Lost Laundry Card Fee \$40 ☒ See attached disclosure of information.
Lost Key Fees \$50, \$25, \$10
Authorized Manager of Apartment ZPG Companies, LLC / General Manager and authorized Agents
Address 1611 Pleasant Street, Lauderdale, MN 55108
An owner of the premises or an agent authorized to accept service of process and receive and give receipts for notices and demands is
ZPG Companies, LLC / General Manager and Authorized Agents
Go to www.zpg.com to Pay Rent & Submit General Maintenance Request / Emergency Maintenance 651-229-4902
Address 1611 Pleasant Street, Lauderdale, MN 55108 / GENERAL OFFICE: citygables@zpg.com | Office VM 651-645-4222

*Where appropriate, singular terms used in this Lease include the plural, and pronouns of one gender include all genders.

Additional Agreements (if any). Attached are as signed Addenda which are made part of this Lease.
Utilities & Terms are residents' responsibility from date of possession to lease end date. Notice to Renew or Vacate is due in writing 2 full mos prior to lease end/renewal date.
Renters Insurance is Mandatory due by DOP. AUM is Water, Trash & Gas / billed in arrears. NO Dogs allowed. Know the Pool & Parking rules. No Subleasing.
1 Free Garage space is assigned. Storage is assigned/same floor as apt+last 2 digits. Rcvd Apt / Bldg Keys; 1 BDS Laundry Card; 1 Mail Key; 1 Pool Key (SSF); 1 Garage Remote; Parking Permits.
**** any violation or BREACH of LEASE can incur a Violation Fee, and depending on severity of the violation, can be cause for immediately eviction -- at Managements discretion ***
Management (acting as agent for owner of the premises) and Resident agree to the terms of this Lease
and any attachments that may be made part of this Lease.

MANAGEMENT

ZPG Companies, LLC

by _____

Date Signed _____

(Resident)

(Resident)

(Resident)

Date Signed

Resident acknowledges receipt of the Lease by signature on this document

TERMS OF THIS LEASE

All utilities are to be paid through lease terms - lease end date, not vacate date.

A. RENT

RI _____ AUM _____ XCEL _____

- PAYMENT:** RESIDENT will pay MANAGEMENT the full monthly rent before midnight of the first day of each month while this Lease is in effect and during any extensions or renewals of this Lease. Rent will be paid as required by MANAGEMENT.
- WHO IS RESPONSIBLE FOR RENT:** Each RESIDENT is individually responsible for paying the full amount of rent and any other money owed to MANAGEMENT. Rent is to be paid through ZPG's online portal - www.zpg.com -- you are to deactivate rent payments after final months' rent is paid.
- DUTY TO PAY RENT AFTER EVICTION:** If RESIDENT is evicted because RESIDENT violated a term of this Lease, RESIDENT must still pay the full monthly rent until: 1) the Apartment is re-rented; 2) the DATE THIS LEASE ENDS; or 3) if the Lease is month-to-month, the next notice period ends. If the Apartment is re-rented for less than the rent due under this lease, RESIDENT will be responsible for the difference until the DATE THIS LEASE ENDS or, if the Lease is month-to-month, until the end of the next notice period.
- LATE RENT FEE AND RETURNED CHECK FEE:** RESIDENT will pay the LATE RENT FEE listed above if RESIDENT does not pay the full monthly rent by the 3rd day of the month. RESIDENT also will pay a fee of \$30 for each returned check.

B. USE OF APARTMENT

- OCCUPANCY AND USE:** Only the persons listed above as RESIDENTS may live in the Apartment. Persons not listed as RESIDENTS may live in the Apartment only with the prior written consent of MANAGEMENT. RESIDENTS may use the Apartment and utilities for normal residential purposes only.
- SUBLETTING:** RESIDENT may not lease the Apartment to other persons (sublet), assign this Lease or sell this Lease without prior written consent of MANAGEMENT. We do not allow subletting; contact the office for buyout options.
- RESIDENT PROMISES:** 1) Not to act in a loud, boisterous, unruly or thoughtless manner or disturb the rights of the other residents to peace and quiet, or allow his/her guests to do so; 2) to use the Apartment only as a private residence, and not to engage in any activity or allow any condition that is illegal or dangerous or which would cause a cancellation, restriction or increase in premium in MANAGEMENT'S insurance; 3) not to use or store on or near the Apartment any flammable, toxic, hazardous, or explosive substance; 4) not to interfere in the management and operation of the Apartment building; 5) not to engage in harassing, threatening, or discriminatory conduct directed at MANAGEMENT or other RESIDENTS; 6) that the Apartment, common areas, or area surrounding the building will not be used by the RESIDENT, any member of the RESIDENT'S household, any guest of the RESIDENT, or by anyone acting under his/her control to manufacture, sell, give away, barter, deliver, exchange, distribute, possess or use any illegal drugs; or to engage in prostitution or any prostitution related activity; or to unlawfully use or possess any firearm; or to allow any stolen property on the premises.

**** any violation or BREACH of LEASE can incur a Violation Fee, and depending on severity of the violation, can be cause for immediately eviction -- at Managements discretion ****

ZPG does not tolerate parties, loud music, smoking, disrespectful behavior, etc... Violations subject to fines and eviction

8. **WATERBEDS:** RESIDENT may not keep a waterbed or other water-filled furniture in the Apartment without the prior written consent of MANAGEMENT.
9. **PETS:** RESIDENT may not allow animals or pets of any kind in the Apartment or in any common areas without the written consent of MANAGEMENT. Approved pets require a refundable pet deposit and monthly pet rent fee.
- C. **CONDITION OF APARTMENT** Resident Promises NOT to alter / damage ZPG property, maintenance items, apartment provisions.
 10. **MANAGEMENT PROMISES:** 1) That the Apartment and all common areas are fit for use as residential premises; 2) to keep the Apartment in reasonable repair and make necessary repairs within a reasonable time after written notice by RESIDENT except when damage is caused by the intentional or negligent conduct of the RESIDENT or his/her guests; 3) to maintain the Apartment in compliance with applicable health and safety codes except when a violation of the health and safety codes has been caused by the intentional or negligent conduct of the RESIDENT or his/her guests; 4) to keep the common areas clean and in good condition.
 11. **RESIDENT PROMISES:** 1) Not to damage or misuse the Apartment or waste the utilities provided by MANAGEMENT or allow his/her guests to do so; 2) not to paint or wallpaper the Apartment, or make any structural changes in the Apartment without the prior written consent of MANAGEMENT; 3) to keep the Apartment clean, and in compliance with all health and safety codes; 4) to give written notice to MANAGEMENT of any necessary repairs to be made; 5) to notify MANAGEMENT immediately of any conditions in the Apartment that are dangerous to human health or safety, or which may damage the Apartment or waste utilities provided by MANAGEMENT; 6) that when RESIDENT moves out, the Apartment will be left in good condition, except for ordinary wear and tear; 7) not to remove any fixtures or furnishings supplied by MANAGEMENT without the prior written consent of MANAGEMENT; 8) to cooperate with MANAGEMENT'S efforts at pest control. This may include, among other things, RESIDENT'S emptying and cleaning cabinets, drawers and closets, pulling furniture away from walls and allowing exterminator to enter and treat the Apartment, and required appropriate treatment of RESIDENT'S personal property.
 12. **SECURITY DEPOSIT:** MANAGEMENT may keep all or part of the security deposit: a) for damage to the Apartment beyond ordinary wear and tear; and b) for rent or other money owed to MANAGEMENT.
 13. **DESTROYED OR UNLIVABLE APARTMENT:** If the Apartment is destroyed or damaged so it is unfit to live in due to any cause, MANAGEMENT may choose not to rebuild or restore the Apartment and/or may terminate this Lease immediately with no further liability to RESIDENT. If the destruction or damage was not RESIDENT'S fault and MANAGEMENT terminates this Lease, rent will be pro-rated and the balance will be refunded to RESIDENT.
- D. **DURATION OF LEASE**
 14. **FAILURE TO GIVE POSSESSION:** If MANAGEMENT cannot provide the Apartment to RESIDENT at the start of this Lease, RESIDENT cannot sue MANAGEMENT for any resulting damages but RESIDENT will not start paying rent until he/she gets possession of the Apartment.
 15. **MOVING OUT BEFORE LEASE ENDS:** If RESIDENT moves out of the Apartment before the DATE THIS LEASE ENDS, RESIDENT is responsible for rent and any other losses or costs including court costs. All utilities are to be paid through lease terms - lease end date, not vacate date.
 16. **TERMINATION OF LEASE WITH SPECIFIED ENDING DATE:** If RESIDENT wishes to move out of the Apartment on the DATE THIS LEASE ENDS, RESIDENT must give MANAGEMENT prior written notice equal to the NOTICE PERIOD. If RESIDENT fails to give proper notice, MANAGEMENT may a) extend the Lease for one NOTICE PERIOD and b) raise the rent. If RESIDENT stays in the Apartment after the DATE THIS LEASE ENDS, with the approval of MANAGEMENT, and RESIDENT and MANAGEMENT have not renewed this Lease or entered into a new Lease, this Lease ~~shall~~ be extended under its original terms ~~except that the duration shall be changed to month to month and b) MANAGEMENT may raise the rent.~~
 17. **TERMINATION AND ALTERATION OF MONTH-TO-MONTH LEASES:** ~~When the Lease is month to month, MANAGEMENT and RESIDENT may terminate the Lease only by giving the other party written notice equal to the NOTICE PERIOD. A notice to terminate a Lease is effective on the day of payment. MANAGEMENT may change any of the terms of a month to month Lease, including the amount of rent, by giving RESIDENT written notice at least equal to the NOTICE PERIOD. ZPG does NOT ALLOW MONTH to MONTH Lease Terms. 2 FULL Month Notice Required.~~
 18. **MOVING OUT OF THE APARTMENT:** RESIDENT will move out of the Apartment when this Lease ends. If RESIDENT moves out after this Lease ends, RESIDENT will be liable to MANAGEMENT for any resulting losses including rent and court costs. **MUST GIVE 2 MONTHS PROPER NOTICE 2 MONTHS PRIOR TO CURRENT LEASE END**
- E. **RIGHTS OF MANAGEMENT**
 19. **EVICTON:** If RESIDENT violates any of the terms of this Lease, MANAGEMENT may terminate this Lease immediately and without prior notice. If this Lease is terminated but RESIDENT does not move out voluntarily, MANAGEMENT may bring an eviction action. If RESIDENT violates a term of this Lease but MANAGEMENT does not terminate this Lease, or bring an eviction action, or sue RESIDENT, MANAGEMENT does not waive the right to take any of these actions for any other violation of any term of this Lease. Under state law, a lawful seizure from any Apartment of any illegal object or controlled substance, including drugs, constitutes unlawful possession of the Apartment by the RESIDENT, and is grounds for an immediate eviction action.
 20. **EVICTON AFTER PARTIAL PAYMENT OF RENT:** It is expressly agreed to between MANAGEMENT and RESIDENT that, pursuant to Minn. Stat. §504B.291, subd.1(c), acceptance by MANAGEMENT of less than the full amount of rent due from RESIDENT does not waive MANAGEMENT'S right to recover possession of the rental premises for nonpayment by RESIDENT of balance of rent owed MANAGEMENT.
 21. **ATTORNEY'S FEES AND ENFORCEMENT COSTS:** If MANAGEMENT brings any legal action against RESIDENT, RESIDENT must pay MANAGEMENT'S actual attorneys' fees, or other legal fees and expenses including fees paid to a collection agency, expenses, and court costs even if rent is paid after the legal action is started.
 22. **MANAGEMENT'S RIGHT TO ENTER:** In accordance with applicable law, MANAGEMENT or its authorized agents may enter the Apartment at any reasonable time to inspect, improve, maintain or repair the Apartment, or do other necessary work, or to show the Apartment to potential new RESIDENTS or buyers.
 23. **MANAGEMENT'S LEGAL RIGHTS AND REMEDIES:** MANAGEMENT may use its legal rights and remedies in any combination. By using one or more of these rights or remedies MANAGEMENT does not give up any other rights or remedies it may have. Acceptance of rent does not waive MANAGEMENT'S right to evict RESIDENT for any past or existing violation of any term of this Lease.
 24. **LEASE IS SUBJECT TO MORTGAGE:** The Apartment building may be mortgaged or may be subject to a contract for deed. RESIDENT agrees that the rights of the holder of any present or future mortgage or contract for deed are superior to RESIDENT'S rights. For example, if a mortgage on the Apartment building is foreclosed, the person who forecloses on the Apartment building may, at their option, terminate RESIDENT'S lease.
- F. **LIABILITY OF RESIDENT AND MANAGEMENT**
 25. **DAMAGE OR INJURY TO RESIDENT OR HIS/HER PROPERTY:** MANAGEMENT is not responsible for any damage or injury that is done to RESIDENT or his/her property, guests or their property that was not caused by MANAGEMENT. MANAGEMENT recommends that RESIDENT obtain Renter's Insurance to protect against injuries or property damage.
 26. **ACTS OF THIRD PARTIES:** MANAGEMENT is not responsible for the actions, or for any damages, injury or harm caused by third parties (such as other residents, guests, intruders or trespassers) who are not under MANAGEMENT'S control.
 27. **RESIDENT SHALL REIMBURSE MANAGEMENT FOR:** 1) Any loss, property damage, or cost of repair or service (including plumbing problems) caused by negligence or improper use by RESIDENT, his/her agents, family or guests; 2) any loss or damage caused by doors or windows being left open; 3) all costs MANAGEMENT has because of abandonment of the Apartment or other violations of the Lease by RESIDENT, such as costs for advertising the Apartment.
 28. **WHEN PAYMENTS ARE DUE:** Any amount owed by RESIDENT is due when MANAGEMENT asks for it. MANAGEMENT does not give up its right to any money owed by RESIDENT because of MANAGEMENT'S failure or delay in asking for any payment. MANAGEMENT can ask for any money owed by RESIDENT before or after RESIDENT moves out of the Apartment. All utilities are to be paid through lease terms - lease end date, not vacate date.
- G. **MISCELLANEOUS**
 29. **FALSE OR MISLEADING RENTAL APPLICATION:** If MANAGEMENT determines that any oral or written statements made by RESIDENT in the rental application or otherwise are not true or complete, then RESIDENT has violated this Lease, may be evicted, and may be liable for damages and additional costs and penalties under applicable law.
 30. **BUILDING RULES AND ATTACHMENTS ARE PART OF LEASE; NO ORAL AGREEMENTS:** Any attachments to this Lease are a part of this Lease. If a term of any attachment conflicts with any term of this Lease, the attachment term will be controlling. MANAGEMENT'S building rules are a part of this Lease, and MANAGEMENT may make reasonable changes in these rules at any time by giving RESIDENT written notice. No oral agreements have been made. This Lease and its attachments and any other written agreements are the entire agreement between RESIDENT and MANAGEMENT.
 31. **NOTICES:** All RESIDENTS agree that notices and demands delivered by MANAGEMENT to the Apartment are proper notice to all RESIDENTS, and are effective as soon as delivered to the Apartment.

CHECK ALL THAT APPLY

This addendum is an attachment to the Lease between ZPG Companies, LLC, City Gables and Ravindhar Konatam, dated 3/15/2019

Resident's Initials (Sign at the bottom of this addendum ☒ for all that are checked / all that apply)

☒ **No Cash Policy:** Residents agree that rent or any other payment shall not be paid in cash at any time to the on-site offices. Cash payments ~~will be accepted~~ ^{CANNOT} at the Managing Agent's office located at 1611 Pleasant Street, Lauderdale, MN 55108. Cash is not advised, can only be accepted if approved by MANAGEMENT first and appointment set in advance.

☒ **Renter's Insurance:** Residents understand that renter's insurance is a requirement of this lease agreement. Insurance must remain in effect for the duration of the resident's lease. **MUST HAVE PRIOR TO MOVE IN, MUST PROVIDE RENEWED CERTIFICATES - PROOF UP TO DATE**

☒ **Late Payments Grounds for Eviction:** Residents understand that if rent is paid late on three (3) or more occasions within a twelve (12) month period, it is grounds for eviction. NSF Fees are charged to residents per the bank fee ZPG Companies is charged. Any NSF is considered LATE RENT, therefore a late fee applies to NSF'd Rent.

☒ **Garage:** Landlord has assigned garage # G9-29 to Resident for a fee of \$ 1 per apt - Free per month for the term of the lease. Resident agrees Landlord will not be held responsible for occupation of or possessions in said garage. Garage Remote Deposit: \$ 0 Cost of Replacement \$ 40

☒ **Storage:** Landlord has assigned storage unit # _____ to Resident for a fee of \$ zero _____ per month for the term of the lease. The Landlord reserves the right to enter the storage unit for inspection purposes. Resident agrees not to store any flammable, combustible or dangerous materials in storage area, or allow it to be unsanitary or attract pests.

☒ **Pet:** Landlord and Resident agree to amend the Lease to allow Resident to have pet(s) at the leased premise. Resident understands that owner approval is required before a pet may be brought on the premises. The Resident agrees to pay the Landlord an additional deposit of \$ 150 **Pet Deposit** and an additional fee of \$ 25 per month for each month the pet is in the premises for the term of the lease. If written notice is given to Landlord that pet has been removed from the premises, Resident's obligation to this additional fee will end the last day of month in which the notice was received. Resident also agrees to follow all other pet policies as outlined in the Resident Handbook. If Resident fails to comply with all obligations Landlord may exercise its rights under the Lease and the law including the termination of Resident's lease.

Type of Pet: _____ Name: _____ Color: _____ Weight: in lbs _____ Vet Checked _____ Altered _____ 1 month notice
Type of Pet: _____ Name: _____ Color: _____ Weight: in lbs _____ Vet Checked _____ Altered _____ to vacate pet

☒ **Guest Policy:** Overnight guests must be registered with the management office and are permitted for no more than 14 consecutive days or a cumulative total of 30 days for the lease term. NO persons allowed to stay that are not on the lease, or that have not been approved by ZPG and NO SUBLEASING

☒ **Waiver & Release of Liability:** Residents agree that themselves or guests could be injured while using recreational facilities (i.e. pool, fitness center etc.). Residents and guests agree to assume all responsibility and risk of injury and/or property damage. Resident agrees to waive and release any claim and/or rights it may have to sue the community, its management company, its owners or its employees.

☐ **Barrier Free Apartment Release:** Residents understand they have rented a barrier free apartment designated for disabled persons. If the apartment must be made available to a disabled person, Resident agrees to transfer to a comparable non-barrier free apartment within 30 days. Resident agrees to transfer utilities upon this transfer.

☐ **Entry Card Acknowledgement:** Resident accepts _____ entry cards. Resident agrees to pay deposit per card at time of move in. Resident also agrees that the loss, damage or the failure to return the card upon move out will result in a charge. Control #'s issued to the Resident are: _____ Lost Laundry Card Fee \$40 _____

Redecoration / PAINTING Fee: Residents agree to pay a one time, non-refundable redecoration fee &/or PAINTING FEE in the amount of \$ 500 if Resident Paints

☒ **Military Transfer Right to Terminate Lease:** Landlord agrees that should Resident's military employment require a change of location or is released from active duty, with a written notice and a copy of the Permanent Change of Station the lease will terminate effective on month after the first date of the next rental period or sooner if required by law. Resident will be liable for the payment of rent through this period whether premises is occupied or not.

By ☒ **Asbestos Containing Materials:** Through either an Environmental Report or Consultant, it has been concluded that Asbestos Containing Materials are NOT present on the property and no proximate risk to Resident. As such Resident agrees not to cut, place holes or do any other damage to the specified areas of the

☒ **Satellite Dish:** In accordance with the rules of the Federal Communications Commission the Resident has the right to install a satellite dish or receiving antenna

Mold and Mildew: Resident acknowledges that it is necessary for Resident to provide appropriate climate control, keep the apartment clean, and take other measures to retard and prevent mold and mildew from accumulating in the apartment. Resident agrees to clean and dust in the apartment on a regular basis and to remove

visible moisture accumulation on windows, walls and other surfaces as soon as reasonably possible. Resident agrees not to block or cover any of the heating, ventilation or air-conditioning ducts in the apartment. Resident also agrees to immediately report to the on site management office: (i) any evidence of a water leak or excessive moisture in the apartment, as well as in any storage room, garage or other common area; (ii) any evidence of mold- or mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area; (iii) any failure or malfunction in the heating, ventilation or air conditioning system in the apartment; and (iv) any inoperable doors or windows. Resident further agrees that Resident shall be responsible for damage to the apartment and Resident's property as well as injury to Resident and Occupants resulting from Resident's failure to comply with the terms of this Addendum.

Package Acceptance: Resident authorizes Management to accept packages on Resident's behalf from delivery services. Management reserves the right to refuse acceptance of any package. Residents agree that Management is not responsible for packages accepted on Residents behalf. **DO NOT Accept Packages** Due through

☒ **Discontinued Utilities:** The disconnection of any utility due to Resident's non-payment of said utility is sufficient cause for Landlord to evict Resident(s). Lease end

Additional Telephone Line: Resident(s) may not install any new phone lines, wires or cables without written permission from management. Any permitted phone lines, wires or cables installed by Resident may not detract from the exterior of the building or be exposed. Residents shall pay for costs associated with the return to single line service upon move out. All utilities are to be paid through lease terms - lease end date, not vacate date.

Crime Free In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, The resident agrees as follows: 1) Resident, any member of the resident's household, or a guest or other person under the resident's control, shall not engage in illegal activity, on or near said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, purchase or possession with intent to manufacture, sell, distribute, or use of a controlled substance [as defined in Section 102 of the Controlled Substance Act {21 U.S.C. 802} or possession of drug paraphernalia (MN Statute 152.092). 2) Resident(s), any member of the resident's household, or a guest or other person under the resident's control shall not engage in any act intended to facilitate illegal activity, including drug-related illegal activity, on or near the said premises. 3) Resident or members of the household will not permit the dwelling unit to be used for, or the facilitate illegal activity, including drug-related activity, regardless or whether the individual engaging in such activity is a member of the household, or a guest. 4) Resident, any member of the resident's household or a guest, or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, purchasing or giving of a controlled substance at any locations, whether on or near the dwelling unit premises or otherwise. 5) Resident, any member of the resident's household, or a guest or another person under the resident's control shall not engage in any illegal activity, including prostitution, criminal street gang activity, threatening or intimidating behavior, assault, including but not limited to the unlawful discharge of firearms, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other resident or involving imminent or actual serious property damage. 6) **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by the preponderance of the evidence. 7) In case of conflict between the provision of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

Early lease termination: If resident moves before the lease ends. Management will not provide marketing priority, rental incentives or unit specific promotion in order to mitigate residents' debt. ((Buyout terms are 2months notice PLUS buyout fee equal to 2 months rent to buyout ANY lease)) Buyout Agreement Required.

☐ Move in / Move out Condition Report: If Resident fails to submit a completed Move in/Move out Condition Report, the resident accepts the apartment in "as is" condition – ZPG Companies requires all residents to return the Inspection form within 7 days of date of possession. Form required within 24 hours of move in - prior to phone directory set up.

Smoke-Free Complex: resident agrees and acknowledges that the premises to be occupied by residents, and members of resident, have been designated as "smoke-free" and members of resident and guests are not permitted to smoke anywhere in the complex where the residents apartment is located or in any of the common adjoining grounds of such building or any other parts of the premises. Residents' agrees and acknowledges that this policy applies to all residents, guest and visitors.

☒ **ZPG Rules and Policy Addendums:** resident agrees and acknowledges that the premises to be occupied by residents, and members of resident, are to follow all rules and policies set forth by City of Minneapolis. ZPG Companies, LLC and it's affiliates. Resident agrees to have read all the rules and policies xxxxx ... of Property City and State

**** any violation or BREACH of LEASE can incur a Violation Fee, and depending on severity of the violation, can be cause for immediately eviction -- at Managements discretion ****

Signatures: ☒ ☒ ☒ ☒

Dates: ☒ 03/18/2019 ☐ ☐ ☐

X in boxes that apply

RETURN MOVE IN CHECKLIST within 24 HOURS of MOVE IN



BLD / APT #: 1609 / 209

LEASE ADDENDUM - PARKING LEASE

YEAR / MAKE / MODEL / COLOR 2014 Red Mazda CX-9

YEAR / MAKE / MODEL / COLOR _____

YEAR / MAKE / MODEL / COLOR _____

**ONLY Residents are allowed to occupy the parking garage spot.
Lot is not assigned, guests are allowed to park in lot.**

**** any violation or BREACH of LEASE can incur a Violation Fee, and depending on severity of the violation, can be cause for immediately eviction -- at Managements discretion ***