

**QUESTION 12 THE ANSWER TO THIS QUESTION SHOULD GO IN BLUEBOOK IV**

Gregarious Greg's Self-Storage is a Michigan business that offers customers secured storage space for their personal property. On January 1, 2008, Biff signed a 2-year lease on a self-storage lot to store his collection of rare comic books, valued at \$10,000. Under the terms of the lease, Biff is required to pay Greg \$75 a month, payable at the beginning of each month.

Biff left Michigan for an extended vacation on November 15, 2009 and did not return until December 10, 2009. Before he left on his vacation, Biff forgot to pay his December 2009 rent payment for the storage facility, which was due to Greg on December 1. As a result of Biff's delinquency, Greg mailed Biff the following letter on December 2 by first-class mail:

"Your self-storage rent in the amount of \$75.00 is past due. If payment is not received by December 5, 2009, the contents of your storage space will be confiscated and sold."

On December 6, Greg posted the following classified advertisement on a popular Internet advertising site:

"For Sale. One-of-a-kind Comic Book Collection. Ten boxes, 1930s-50s, pristine condition! \$3,000. Contact Greg at 517-555-5555."

As a result of this advertisement, Greg sold the comic book collection for \$1,500 to Tammy, who responded to his advertisement, on December 8.

When Biff returned home on December 10, he discovered that the padlock to his storage space was cut and his comic books were missing. That afternoon, he confronted Greg about the empty storage space and discovered that Greg had sold his comic book collection to Tammy because he had failed to pay rent on the storage space.

**Discuss whether or to what extent Michigan law allows Biff to recover (a) the comic book collection from Tammy; and (b) any monetary damages from Greg regarding the sale of his comic book collection. Explain your answer.**

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