



Board of County Commissioners Agenda Request

2M
Agenda Item #

Requested Meeting Date: April 27, 2021

Title of Item: LLCC Housing Rental Agreement

<input type="checkbox"/> REGULAR AGENDA	Action Requested:	<input type="checkbox"/> Direction Requested
<input checked="" type="checkbox"/> CONSENT AGENDA	<input checked="" type="checkbox"/> Approve/Deny Motion	<input type="checkbox"/> Discussion Item
<input type="checkbox"/> INFORMATION ONLY	<input type="checkbox"/> Adopt Resolution (attach draft) <i>*provide copy of hearing notice that was published</i>	<input type="checkbox"/> Hold Public Hearing*
Submitted by: Bobbie Danielson		Department: Human Resources
Presenter (Name and Title):		Estimated Time Needed:
Summary of Issue: Request approval of the attached LLCC Housing Rental Agreement.		
Alternatives, Options, Effects on Others/Comments:		
Recommended Action/Motion: Request approval of the attached LLCC Housing Rental Agreement.		
Financial Impact: Is there a cost associated with this request? <input type="checkbox"/> Yes <input type="checkbox"/> No What is the total cost, with tax and shipping? \$ Is this budgeted? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>Please Explain:</i>		

Legally binding agreements must have County Attorney approval prior to submission.

MINNESOTA STANDARD RESIDENTIAL LEASE: SINGLE FAMILY HOUSE

For leasing an apartment, use Form No. 41, Minnesota Standard Residential Lease: Apartment. For leasing a condominium unit, a town home, or a single family home subject to a declaration, use Form No. 43, Minnesota Standard Lease for Common Interest Community Property.

© Copyright 2017, 2019 by Minnesota State Bar Association, Minneapolis, Minnesota. BEFORE YOU USE OR SIGN THIS LEASE, YOU SHOULD CONSULT WITH A LAWYER TO DETERMINE THAT THIS CONTRACT ADEQUATELY PROTECTS YOUR LEGAL RIGHTS. Minnesota State Bar Association disclaims any liability arising out of use of this form.

The Office of the Minnesota Attorney General certifies that this contract complies with the requirements of Minn. Stat. §325G.31. CERTIFICATION OF A CONTRACT BY THE MINNESOTA ATTORNEY GENERAL UNDER THE PLAIN LANGUAGE CONTRACT ACT IS NOT OTHERWISE AN APPROVAL OF THE CONTRACT'S LEGALITY OR LEGAL EFFECT.

1 Landlord and Tenant agree to the following terms.

2
3 **TENANTS.** (Each adult occupant, other than a protected person, must sign this Lease as a "Tenant.")
4 Andrew and [insert spouse's name] Carlstrom

5 **OTHER OCCUPANTS.** (List children and protected persons.)
6 [insert name(s)]

7
8 **LANDLORD.** Aitkin County ("Landlord")

9 **LANDLORD LICENSE.** Landlord [select one]

10 is a licensed landlord is not required to be a licensed landlord

11
12 The **Premises** ("Premises") is located at (street address)

13 (city) Palisade MN (zip code) 56469

14 [Landlord: if this Lease is for three years or more, attach the complete legal description of the real
15 property.]

16
17 **NOTICE TO LANDLORD. Complete this section before you sign this Lease. Complete this section
18 before you accept rent. Complete this section before you accept a deposit.** Landlord HAS

19 HAS NOT (check one) received notice of a contract for deed cancellation or a foreclosure notice
20 regarding the Premises. If Landlord has received such a notice, the date on which the contract for deed
21 cancellation or mortgage foreclosure is complete is _____
22 (specify date).

23 **NOTICE TO TENANT. The Landlord must complete this section before you sign this Lease.** The
24 Landlord must complete this section before you pay rent. The Landlord must complete this section before
25 you pay a deposit. A contract for deed cancellation or foreclosure might limit the term of this Lease to
26 two months or less.

27 Minnesota Statutes §504B.151.

28
29 **Term of Lease.** (Write number of months or "month-to-month.") "Month to Month"

30 **Lease Start Date:** 04/11/2021 (?) **Lease End Date** (if known) 12/31/2021

31
32 **Monthly Rent** \$ 1,200.00 **Security Deposit** \$ 1,200.00

33 **Late Fee** \$ 50.00 (In no case may the late fee exceed 8.0% of the overdue rent payment.
34 Minn. Stat. Section 504B.177.)

35
36 **OTHER CHARGES** (specify) _____
37

38 **RENT PRORATED.** (check if applicable) This Lease requires the Tenant to move in or out of the
 39 residential unit on a date other than the first or last day of the month, and the rent is prorated.

40 **Prorated First Month Rent** (if applicable) \$ 800.00
 41 **Prorated Last Month Rent** (if applicable) \$ N/A
 42

RECEIPT. RECEIVED FROM TENANT BY LANDLORD AT THE SIGNING OF THIS LEASE:	AMOUNT
FIRST MONTH'S RENT PAID IN ADVANCE	800.00
FIRST MONTH'S UTILITIES PAID IN ADVANCE	0
LAST MONTH'S RENT PAID IN ADVANCE	0
SECURITY DEPOSIT PAID IN ADVANCE	1,200.00
PET DAMAGE DEPOSIT PAID IN ADVANCE	0
OTHER (Specify) <u>(Discuss payment options, if needed.)</u> , PAID IN ADVANCE	
TOTAL RECEIVED FROM TENANT:	2,000.00

43 Utilities and Services will be paid as follows.
 44

UTILITIES:	Included in Rent	Not Included in Rent; Paid or Billed Separately
	Choice No. 1	Choice No. 2
	LANDLORD PAYS SERVICE PROVIDER	TENANT PAYS DIRECTLY TO SERVICE PROVIDER
UTILITY OR SERVICE	(Utilities and services are included in rent.)	
>>>>>>> CHECK ONLY ONE COLUMN FOR EACH UTILITY OR SERVICE <<<<<<<<		
Propane	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water & Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fuel Oil	<input type="checkbox"/>	<input type="checkbox"/>
Garbage, Recycling, and Yard Waste Collection	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Telephone	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cable Communication	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Utility or Service (Specify)	Internet <input checked="" type="checkbox"/>	<input type="checkbox"/>

45
 46

47 CHECK APPLIANCES INCLUDED WITH HOUSE

- 48 REFRIGERATOR
- 49 KITCHEN STOVE
- 50 MICROWAVE
- 51 DISHWASHER
- 52 TRASH COMPACTOR
- CLOTHES WASHER
- CLOTHES DRYER
- WINDOW UNIT AIR CONDITIONER
- GAS GRILL
- OTHER:

53
 54 The person authorized to manage the Premises is
 55 Name Rich Courtemanche, Aitkin County Land Commissioner
 56 Street Address, (not P.O. Box) 502 Minnesota Avenue N
 57 City, State, Zip code Aitkin, MN 56431
 58 Telephone 218-927-7364

59 The Landlord or agent authorized to accept service of process and receive and give receipts for notices is;
 60 Name Kirk Peysar, Aitkin County Auditor
 61 Street Address, (not P.O. Box) 307 2nd Street NW, Room 121
 62 City, State, Zip code Aitkin, MN 56431
 63 Telephone 218-927-7354 (File note: 3 bedrooms, 2.5 bathrooms. House pets allowed.)

64
 65 List any additional agreements here. Attach a copy of each additional agreement to each copy of the
 66 Lease.
 67
 68
 69

70 **TERMS OF THIS LEASE.**

71
 72 **1. OCCUPANCY AND USE.** Only the Tenants and Occupants listed above may live in the Premises,
 73 except as allowed by law. The Premises, Utilities and Services shall be used only for common residential
 74 uses. Tenant shall use these Premises only as a private residence. Tenant shall not use the Premises in any
 75 way that is unlawful, illegal, or dangerous. Tenant shall not use the Premises in any way that would cause
 76 a cancellation, restriction or increase in premium of Owner's insurance.
 77

78 **2. RENT.** Tenant shall pay Rent in advance on or before the first day of every month. Tenant shall
 79 pay the Rent at Aitkin County Auditor's Office, 307 2nd Street NW, Room 121, Aitkin, MN 56431 or
 80 other reasonable place requested by Landlord.
 81

82 **3. LATE FEE AND RETURNED CHECK FEE.** If Landlord does not receive the rent by the fifth
 83 day of the month, Tenant must pay any late fee listed above as additional rent if requested in writing by
 84 Landlord. Tenant shall also pay \$20.00 for each unpaid check returned by Tenant's bank. Rent is "paid"
 85 when Landlord receives it, not when mailed or sent by Tenant.
 86

87 **4. SECURITY DEPOSIT.** Landlord may use the security deposit
 88 **A.** To cover Tenant's failure to pay rent or other money due Landlord.
 89 **B.** To return the Premises to its condition at the start of the tenancy except for ordinary wear
 90 and tear.
 91

92 If Landlord needs to use all or part of the security deposit for an obligation of Tenant's,
 93 Tenant shall have ten (10) days to reimburse Landlord. The ten day period shall begin when
 94 Landlord has given written notice to Tenant. If not timely reimbursed, Landlord may add
 95 it to the next month's Rent.
 96

97 Within 21 days after the tenancy ends and Tenant gives Landlord a forwarding address,
 98 Landlord shall return the full security deposit with interest or send a letter explaining what
 99 was withheld and why.
 100

- 101 **5. EACH TENANT RESPONSIBLE.** Each Tenant is responsible for all money due to Landlord
102 under this Lease, not just a proportionate share.
103
- 104 **6. TENANT PAYS FOR DAMAGE.** Tenant shall pay for all loss, cost, or damage (including
105 plumbing trouble) caused by the willful or irresponsible conduct of Tenant or by a person under Tenant's
106 direction or control.
- 107 **7. LANDLORD'S NON-WAIVER.** Payments other than rent are due when Landlord demands them
108 from Tenant. Landlord's failure or delay in demanding payments is not a waiver. Landlord may demand
109 payments before or after Tenant vacates the Premises.
110
- 111 **8. ATTORNEY'S FEES.** The court may award reasonable attorney's fees and costs to the party who
112 prevails in a lawsuit about the tenancy.
113
- 114 **9. PREMISES INSPECTION.** Landlord and Tenant inspected the Premises together and signed an
115 inspection sheet before signing this Lease. A copy is attached. When the Lease ends, Landlord and Tenant
116 shall inspect again and complete a second inspection sheet.
117
- 118 **10. LANDLORD'S PROMISES.**
- 119 **A.** The Premises and all common areas are fit for the use intended by Landlord and Tenant.
120 **B.** Landlord shall make necessary repairs. Landlord need not repair damage caused by the willful
121 or irresponsible conduct of Tenant, Tenant's guests, or a person under Tenant's direction or
122 control.
123 **C.** Landlord shall keep the Premises up to code unless a violation of the codes has been caused by
124 the willful or irresponsible conduct of Tenant, Tenant's guests, or a person under Tenant's
125 direction or control.
126
- 127 **11. TENANT'S PROMISES.**
- 128 **A.** Tenant shall not allow damage to the Premises.
129 **B.** Tenant shall not allow waste of the Utilities or Services provided by Landlord.
130 **C.** Tenant shall make no alterations or additions.
131 **D.** Tenant shall remove no fixtures.
132 **E.** Tenant shall not paint the Premises without Landlord's written consent.
133 **F.** Tenant shall keep the Premises clean and tidy.
134 **G.** Tenant shall not unreasonably disturb the peace and quiet of others.
135 **H.** Tenant shall not interfere with the management of the property and shall not allow Tenant's
136 guests to do so.
137 **I.** Tenant shall use the Premises only as a private residence and shall not operate a business on
138 the Premises.
139 **J.** Tenant shall not use the Premises in any way that is unlawful, illegal, or dangerous.
140 **K.** Tenant shall not use the Premises in any way that would cause a cancellation, restriction or
141 increase in premium in Landlord's insurance.
142 **L.** Tenant shall not use or store in or near the Premises any inflammable or explosive substances
143 in an unsafe manner.
144 **M.** Tenant shall notify Landlord in writing of any repairs to be made.
145 **N.** Tenant shall recycle or dispose of trash in the outside containers provided for those purposes.
146
- 147 **12. TENANT'S TELEPHONE.** Tenant shall give Landlord the Tenant's phone number (land line)
148 within 2 days after service is started or the phone number is changed. Tenant shall give Landlord the
149 Tenant's cellular phone number within 2 days after the number has been changed.
150
151

- 152 **13. RESTRICTIONS.**
153 **A. WATERBEDS.** Tenant shall not have water beds or other water-filled furniture on the
154 Premises.
155 **B. PETS.** Tenant shall not have animals or pets on the Premises without Landlord's prior written
156 approval.
157 **C. LOCKS.** Tenant shall not add or change locks. At Tenant's request, Landlord will change the
158 locks or have the lock cylinders re-keyed at Tenant's expense. If the locks do not meet current
159 municipal codes or regulations, Landlord shall change the locks at Landlord's expense.
160 **D. VEHICLES.** Tenant may not have any of the following vehicles on the Premises or curtilage
161 of the Premises, except in a garage [check all that are prohibited]: motor home
162 camper trailer boat recreational vehicle unlicensed vehicle inoperable
163 vehicle vehicle on blocks or jacks commercial truck. ["Curtilage" means the grounds
164 surrounding the building in which the Premises is located.] A commercial truck is any truck in
165 commercial service or larger than a pickup truck. Permitted vehicles shall be parked in the
166 garage or on the driveway. Three days after giving notice to Tenant, Landlord may remove
167 and store the offending vehicles. Tenant shall pay reasonable removal and storage expenses as
168 additional Rent.
169
- 170 **14. LANDLORD'S RIGHT TO ENTER.** Landlord may enter the Premises for a reasonable business
171 purpose. Landlord must first make a good faith effort to give Tenant reasonable notice of the intent to enter.
172 Landlord may enter the Premises in an emergency. Landlord must disclose the date, time and purpose of
173 the emergency entry in writing. The writing must be left in a conspicuous place in the Premises.
174
- 175 **15. DAMAGE OR INJURY TO TENANT OR TENANT'S PROPERTY.** Landlord is not
176 responsible for any injury or damage that was not caused by a willful or negligent act or failure to act of
177 Landlord. Tenant may obtain Renter's Insurance
178
- 179 **16. NOTICE OF DANGEROUS CONDITIONS.** Tenant shall promptly notify Landlord of any
180 conditions that might cause damage to the Premises or waste Utilities or Services provided by Landlord.
181 The notice may be oral or in writing.
182
- 183 **17. SUBLETTING.** Tenant shall not sublet part or all of the Premises without Landlord's written
184 consent. Tenant shall not assign this Lease without Landlord's written consent. The consent shall not be
185 unreasonably withheld or delayed.
186
- 187 **18. MOVING OUT OR HOLDING OVER.** Tenant must move out not later than 11:59 p.m. on the
188 Ending Date. If Tenant occupies the Premises after the Ending Date with Landlord's permission and this
189 Lease has not been renewed nor a new Lease made, this Lease becomes a month-to-month lease under its
190 original terms.
191
- 192 **19. NOTICE IF LEASE BECOMES MONTH-TO-MONTH.** If this Lease is or becomes
193 month-to-month, written notice is required by Landlord or Tenant to end the Lease. The notice must end
194 the lease on the last day of a month and must be received before the first day of that month. For example,
195 to end a month-to-month lease on April 30, the notice must be received on March 31 or earlier.
196
- 197 **20. VACATING.** When moving out, Tenant must:
198 **A.** Leave the Premises in the same condition as at the start of the Lease, except for ordinary wear
199 and tear and fire or casualty loss. The interior of the house and other buildings shall be "broom
200 clean." All rubbish, garbage, and debris shall be removed from the Premises.
201 **B.** Completely vacate the Premises, including storage units, garage and parking stalls.
202 **C.** Give Landlord a forwarding address.
203 **D.** Give Landlord all keys and personal property issued to Tenant for Tenant's use such as garage
204 door openers, and tools. If Tenant does not return all keys within 24 hours of vacating, Landlord
205 may change the locks and charge reasonable costs to Tenant.
206

- 207 **21. PREMISES DESTROYED, UNINHABITABLE OR UNFIT FOR OCCUPANCY.**
- 208 **A.** If the Premises is destroyed or becomes totally uninhabitable or completely unfit for occupancy
209 through no fault or neglect of Tenant or a person under Tenant's direction or control, either
210 Landlord or Tenant may end this Lease. To end the lease, Tenant or Landlord shall give prompt
211 written notice to the other. Rent shall be prorated as of the date the Premises became unfit for
212 occupancy.
- 213 **B.** If the Premises is destroyed or becomes totally uninhabitable or completely unfit for occupancy
214 through the fault or neglect of Tenant or a person under Tenant's direction or control, Landlord
215 may end this Lease. Landlord shall give prompt written notice to Tenant.
216
- 217 **22. BREACH OF LEASE; LANDLORD'S RIGHT OF REENTRY.** Landlord shall have a right of
218 reentry for Tenant's breach of this Lease. If Tenant materially breaches this Lease, Landlord may do these
219 things.
- 220 **A.** Demand in writing that Tenant immediately give up possession of the Premises. If Tenant does
221 not give up possession, Landlord may bring an eviction action.
- 222 **B.** Demand in writing that Tenant give up possession of the Premises to Landlord at a certain date
223 in the future. If Tenant does not give up possession on that date, Landlord may bring an eviction
224 action. Landlord may accept rent for the period up to the date possession is to be transferred
225 without giving up Landlord's right to evict.
- 226 **C.** Bring an eviction action immediately.
227
- 228 **23. DUTY TO PAY RENT AFTER EVICTION OR SURRENDER.** Rent is due under this Lease
229 even if Tenant surrenders the Premises or is evicted by Landlord. Landlord shall make good faith efforts to
230 mitigate damages.
231
- 232 **24. SUBORDINATION.** This lease is subordinate to any mortgage against the Premises. No new
233 owner or lender shall disturb Tenant's occupancy but shall have Landlord's remedies if Tenant defaults.
234 Tenant shall sign documents reasonably requested by Landlord. Tenant appoints Landlord as
235 attorney-in-fact to sign such documents for any mortgagee.
236
- 237 **25. EXERCISE OF RIGHTS AND REMEDIES.** Either party may use any or all of its legal rights
238 and remedies. The use of one or more rights or remedies is not an election of remedies.
239
- 240 **26. SUBROGATION.** Tenant and Landlord give up all rights of subrogation against the other for loss
241 or damage covered by insurance.
242
- 243 **27. TERMS.** Where appropriate, singular terms include the plural and plural terms include the
244 singular.
245
- 246 **28. MISREPRESENTATIONS.** Any materially false statement made by either Landlord or Tenant
247 to the other that induces the signing of this Lease is a breach of this Lease.
248
- 249 **29. ATTACHMENTS ARE PART OF LEASE. NO ORAL AGREEMENTS.** Attachments to this
250 Lease, such as Landlord's building rules, if any, are a part of this Lease. No oral agreements have been
251 made. This Lease with its attachments is the entire agreement between Landlord and Tenant.
252
- 253 **30. NOTICES.** A notice or demand mailed to or handed to any one of the Tenants named above is
254 notice to all Tenants.
255
- 256 **31. NOTICE OF PROHIBITION AGAINST UNLAWFUL ACTIVITIES.**
- 257 **A.** Landlord and Tenant shall not unlawfully allow controlled substances in the Premises or in the
258 common area or curtilage of the Premises. The Premises will not be used by Tenant or persons
259 under Tenant's control to manufacture, sell, give away, barter, deliver, exchange, distribute or
260 possess with the intent to sell, give away, barter, deliver, exchange, or distribute a controlled
261 substance in violation of any local, state or federal law.
262
- 263 **B.** Landlord and Tenant shall not allow prostitution or prostitution-related activity as defined in

264 MINN. STAT. §617.80, Subdivision 4, to occur on the Premises or in the common area and
265 curtilage of the Premises.

266 C. Landlord and Tenant shall not allow the unlawful use or possession of a firearm in violation of
267 MINN. STAT. §609.66, Subdivision 1a, §609.67, or §624.713 on the property, its lands, or
268 common area.
269

270 The following notice is required by MINN. STAT. §504B.305. A seizure under §609.5317, Subd. 1, for
271 which there is not a defense under §609.5317, Subd. 3, constitutes unlawful detention by Tenant.
272

273 **32. LEAD PAINT WARNING AND DISCLOSURE. HOUSING BUILT PRIOR TO 1978.**
274 Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose
275 health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant
276 women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint
277 and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally-approved pamphlet
278 on lead poisoning prevention.

279 A. **Hazards Disclosed.** Landlord knows of the following lead-based paint or lead-based paint
280 hazards on the Premises (If none, state "none.")
281

282
283 B. **Reports Disclosed.** Landlord has provided Tenant with the following, which are all records
284 and reports available to Landlord pertaining to lead-based paint or lead-based paint hazards on
285 the Premises. (If no such records or reports are available to Landlord, state "none.")
286

287
288 **Tenant's Acknowledgment.** Tenant has received the records or reports noted in paragraph B.,
289 above and a copy of the pamphlet, *Protect Your Family from Lead in Your Home*, EPA
290 publication EPA747-K-94-001.
291

292 Tenants' initials _____
293

294 C. **Agent's Acknowledgment.** Agent has informed Landlord of Landlord's obligations under 42
295 U.S.C. 4852(d) and is aware of agent's responsibility to ensure compliance.
296

297 Agent's initials _____
298

299 By signing below, Landlord, Tenant and Agent certify the accuracy of the statements in the
300 above paragraph.
301

302 Landlord: _____ Date: _____
303

304 Tenant: _____ Date: _____
305

306 **33. CHANGES TO LEASE.** Landlord and Tenant may change the terms of this Lease in writing.
307

308 **34. SMOKING.** (check one)
309

310 Tenant may allow smoking on the Premises.

311 Tenant shall not allow smoking on the Premises
312

313 "Smoking" means inhaling, exhaling, burning, or carrying any lighted or heated cigar, cigarette,
314 pipe, or similar object, containing, made, or derived from, nicotine, tobacco, marijuana, or other
315 plant, whether natural or synthetic, that is intended for inhalation. "Smoking" also includes the
316 action or practice of inhaling and exhaling the vapor produced by an electronic cigarette or
317 similar device. (commonly known as "vaping").
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35. MAINTENANCE. This lease is for the entire house and lot including the entire yard area.
A. STRUCTURE. All exterior maintenance and repairs to the structures on the Premises shall be the responsibility of Landlord.

B. MECHANICAL SYSTEMS, ELECTRIC SYSTEMS, AND APPLIANCES. All repairs to Landlord's appliances or to built-in appliances or to the mechanical or electrical systems serving the Premises shall be the responsibility of the Landlord. Tenant shall provide prompt notice to Landlord of any maintenance or repair issues. Landlord shall provide a list of approved maintenance and repair contractors to Tenant, and, in the absence of such list and in the absence of a prompt response from Landlord, Tenant may hire a contractor to make repairs and deduct the costs from rents due.

C. LANDSCAPE MAINTENANCE.

- (1) Removal of snow and ice from the driveways and sidewalks shall be the responsibility of: (select one) Landlord Tenant.
- (2) Lawn mowing shall be the responsibility of: (select one) Landlord Tenant.
- (3) Fall clean-up of leaves and yard debris shall be the responsibility of: (select one) Landlord Tenant.
- (4) Regular watering of the lawn, shrubs and trees shall be the responsibility of: (select one) Landlord Tenant.

All other landscape maintenance shall be the responsibility of the Landlord.

Landlord and Tenant have negotiated the value of the landscape maintenance services to be performed by Tenant. The rent stated above in this Lease has been reduced to reflect the value of Tenant's services.

D. INTERIOR MAINTENANCE AND CLEANING. Tenant shall keep the house clean and tidy through regular and reasonable housekeeping and through regular maintenance of the walls, woodwork, floors, furnishings, fixtures, appliances, and interior surfaces of windows. Tenant shall not make any alternations or additions or remove any fixtures or paint the premises without the written consent of Landlord.

36. ADDITIONAL TERMS.

Tenant is required to be an employee of Aitkin County while the lease is in effect. If one tenant is not a county employee, the lease will terminate immediately.

Landlord and Tenant agree to the terms of this Lease.

LANDLORD

TENANTS

Date

Date

Date

Date

Date

Date

Date

Date

RECEIPT BY TENANT(S)

I have received a signed original or copy of this Lease.

TENANTS:

_____ Date: _____ _____ Date: _____

_____ Date: _____ _____ Date: _____

FIRST INSPECTION (MOVING IN) OF [ADDRESS]:
 28952 438th Lane, Palisade 56469 (LLCC Director's House)

		Condition (Check if OK)	Comments
Living Room	Floor		
	Ceiling		
	Walls		Many holes
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
Dining Room	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
Kitchen	Floor		
	Ceiling		
	Walls		
	Doors		missing doors, missg handels
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Refrigerator		
	Stove		
	Sink		Amneral / dirty, sink faucet leaks
Smoke Detector			
Entry	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
Bedroom #1	Floor		stains on carpet, hole behind
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		missing one screen
	Drapes or Curtains		
	Smoke Detector		
Misc.		moulding off in closet	

Master

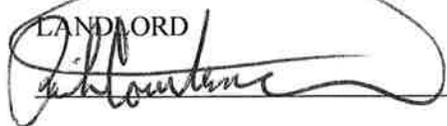
Study

		Condition (Check if OK)	Comments
Bedroom #2	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Smoke Detector		
	Misc.		
Bedroom #3	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Smoke Detector		
	Misc.		
Bedroom #4	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Smoke Detector		
	Misc.		
Bathroom #1	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
Bathroom #2	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
Misc.			<i>knobs missing</i>

Basement

		Condition (Check if OK)	Comments
Family Room	Floor		<i>stairs</i>
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		<i>black stain on shelf</i>
	Drapes or Curtains		
Laundry Room	Misc.		
	Floor		<i>Dusty carpet</i>
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
	Washer		
	Dryer		
	Fire Extinguisher(s)		
CO Detector(s)			

We have inspected the Premises and have found it to be in the condition noted above.

LANDLORD


TENANTS


Date Signed: 4-8-2021

Date Signed: 4-8-2021

LAST INSPECTION (MOVING OUT) OF [ADDRESS]:

		Condition (Check if OK)	Comments
Living Room	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
Dining Room	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
Kitchen	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Refrigerator		
	Stove		
	Sink		
Smoke Detector			
Entry	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Misc.		
Bedroom #1	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Smoke Detector		
Misc.			

		Condition (Check if OK)	Comments
Bedroom #2	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Smoke Detector		
	Misc.		
Bedroom #3	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Smoke Detector		
	Misc.		
Bedroom #4	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
	Smoke Detector		
	Misc.		
Bathroom #1	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
Misc.			
Bathroom #2	Floor		
	Ceiling		
	Walls		
	Doors		
	Woodwork		
	Light Fixtures		
	Windows and Screens		
	Drapes or Curtains		
Misc.			

