Fourgable Properties LLC

PO Box 18274
Minneapolis, MN 55418
(612) 555-0106

RESIDENTIAL LEASE AGREEMENT

This Residential Lease Agreement (the "Lease") is made on May 18, 2024 between **Fourgable Properties LLC**, a Minnesota limited liability company ("Landlord"), acting by its owner Gail Hedlund, and **Theodore Kenji Nakagawa-Reed** ("Tenant"). Landlord and Tenant agree as follows.

Summary of terms	
Premises	3318 Brackenmere Avenue South, Apartment 3, Minneapolis, Minnesota 55406
Term	June 1, 2024 to May 31, 2025
Monthly rent	$1,050.00
Security deposit	$1,050.00
Pet deposit	$300.00
Occupants	Tenant only
Lease reference	FG-3318-03-A

1. PREMISES

Landlord rents to Tenant the dwelling at 3318 Brackenmere Avenue South, Apartment 3, Minneapolis, Minnesota 55406 (the "Premises"), a one-bedroom apartment on the second floor of a four-unit building (the "Building"), together with the appliances and fixtures listed in section 19, the exclusive use of basement storage cage number 3, and the shared use with other tenants of the basement laundry, the bicycle room, the front and rear stairs and the yard. No garage or parking space is included.

2. TERM

The term of this Lease begins at noon on June 1, 2024 and ends at noon on May 31, 2025 (the "Term"). Landlord will give Tenant possession on the first day of the Term. If Landlord cannot give possession on that day for a reason outside Landlord's control, Rent is abated day for day until possession is given, and Tenant may cancel this Lease by written notice if possession is not given within 10 days. Landlord has no other liability for the delay.

3. RENT

Tenant will pay Landlord rent of **$1,050.00** per month ("Rent"). Rent is due in advance on the first day of each month, without demand, deduction or set-off except as the law allows. Rent for a partial month is prorated by the day. Rent for a renewal term is the amount stated in the renewal signed by the parties (section 33).

4. HOW RENT IS PAID

Rent is paid through Landlord's online tenant portal by bank transfer, for which there is no charge, or by personal check or money order placed in the locked rent box beside Landlord's office door in the basement. Landlord does not accept cash. A payment made by card through the portal carries a processing charge set and kept by the payment processor. Rent is paid when Landlord receives it, not when it is sent. A check is received on the day it is placed in the rent box, if placed there before 6:00 p.m.

5. APPLICATION OF PAYMENTS

Money received from Tenant is applied first to Rent that is due and then to charges under this Lease in the order they came due, whatever Tenant writes on the payment. Landlord's acceptance of a partial payment does not waive the balance.

6. LATE RENT AND RETURNED PAYMENTS

If Landlord has not received the full Rent by the end of the **5th day** of the month, Tenant will pay a late fee of **$50.00** for that month. The late fee is charged once for a month and is not compounded. A payment returned or reversed by the bank for any reason carries a charge of **$30.00** in addition to any late fee, and after two returned payments in any twelve months Landlord may require Rent to be paid by money order. Acceptance of late Rent on one occasion does not waive Landlord's right to timely Rent afterwards.

7. SECURITY DEPOSIT

On signing, Tenant has paid Landlord a security deposit of **$1,050.00** and a pet deposit of **$300.00** (together the "Deposit"). The Deposit secures Tenant's performance of this Lease. It is not Rent. Tenant may not withhold the last month's Rent, or any charge under this Lease, on the ground that the Deposit will cover it. The Deposit stays in place through any renewal term and is not increased when Rent increases unless the renewal says so.

8. RETURN OF THE DEPOSIT

Within **21 days** after the tenancy has ended and Tenant has given Landlord a forwarding address in writing, Landlord will return the Deposit with interest at the rate required by Minnesota law, or give Tenant a written statement of the specific reason for keeping any part of it. Landlord may keep only what is reasonably needed to cover Rent or other money owed under this Lease and to restore the Premises to their condition at the start of the tenancy, ordinary wear and tear excepted. The move-in checklist (section 15) is the record of that condition. The pet deposit is held and returned on the same terms and may be applied to any amount owed, not only to damage done by the animal.

9. UTILITIES AND SERVICES

Landlord provides and pays for heat, water, sewer, trash, recycling and organics collection, lighting of the common areas, snow removal from the public walk, the front steps and the rear steps, and care of the yard. Tenant provides and pays for electricity to the Premises and for any telephone, internet or television service. Tenant will put the electric account in Tenant's name from the first day of the Term and keep it there until the tenancy ends. Landlord is not liable for an interruption of a utility or service that Landlord did not cause, and such an interruption does not reduce Rent unless the law provides otherwise.

10. HEAT

The Building is heated by a single-pipe steam boiler and radiators. Landlord will operate the heating system so that the Premises can be kept at no less than 68 degrees Fahrenheit from October 1 through April 30, as the City of Minneapolis requires. The system is controlled from a thermostat in the Building and not from the Premises. Tenant will keep each radiator valve either fully open or fully closed, will not remove or adjust the air vents, and will tell Landlord promptly if a radiator does not heat, leaks, or spits water. Tenant will not use the oven or any unvented fuel-burning heater to heat the Premises.

11. OCCUPANCY AND GUESTS

The Premises are to be occupied as a private dwelling by Tenant only. A guest may stay no more than **14 consecutive nights**, or 30 nights in any twelve months, without Landlord's written consent. A person who stays longer is an occupant, and Landlord may require that person to apply and to be added to this Lease. Tenant is responsible for the conduct of Tenant's guests.

12. USE OF THE PREMISES

The Premises are for residential use. Tenant may work from home, including work as an artist or illustrator, provided the work brings no customers or employees to the Building, creates no noise, fumes or deliveries beyond ordinary household levels, uses no kiln, torch, spray booth or solvent in quantity, and does not breach Landlord's insurance. Tenant will not keep anything in the Premises that is explosive or dangerous and will not overload the floors or the electrical circuits.

13. TENANT'S CARE OF THE PREMISES

Tenant will: keep the Premises clean and free of anything that attracts pests; dispose of garbage as section 27 provides; use the plumbing, electrical, heating and other fixtures only for their purpose; put nothing but toilet paper down the toilet and no grease or cat litter down any drain; keep the tub and sink drains clear of hair; ventilate the bathroom after bathing; replace light bulbs and alarm batteries inside the Premises; and tell Landlord promptly of any leak, mould, pest, broken lock, or condition that could damage the Building or injure anyone. Tenant will pay the reasonable cost of repairing damage caused by Tenant, Tenant's guests or Tenant's animal, other than ordinary wear and tear.

14. LANDLORD'S PROMISES

Landlord promises that the Premises and the common areas are fit for the use intended; that Landlord will keep them in reasonable repair during the tenancy, except where the disrepair is caused by the wilful or irresponsible conduct of Tenant or Tenant's guests; and that Landlord will keep the Premises in compliance with the health and safety laws that apply. These promises cannot be waived.

15. CONDITION AT MOVE-IN

Landlord will give Tenant a move-in checklist. Tenant will inspect the Premises, note on the checklist every defect Tenant finds, and return it signed within **7 days** of the start of the Term. Landlord will initial the checklist and give Tenant a copy. A defect that is not noted is presumed to have arisen during the tenancy unless Tenant shows otherwise. Landlord and Tenant will walk through the Premises together at move-in and again, if Tenant asks, within the five days before Tenant moves out.

16. REPAIRS

Tenant will ask for repairs by text message, telephone or email to Landlord. Landlord will begin a repair within a reasonable time, and at once where there is no heat in the heating season, no water, no electricity, a smell of gas, a sewage backup, or water coming through a ceiling. Landlord's maintenance person may act for Landlord in all matters of repair. Tenant will not make repairs, or hire others to make them, at Landlord's expense without Landlord's written consent, except as Minnesota law allows.

17. ENTRY BY LANDLORD

Landlord and Landlord's agents may enter the Premises at reasonable times, after making a good faith effort to give Tenant at least **24 hours'** notice, to inspect, to make repairs or improvements, to show the Premises to a lender, insurer, buyer or prospective tenant, or for another reasonable business purpose. Landlord may enter without notice where immediate entry is needed to prevent injury or damage, to check on Tenant's safety, or to comply with the law. If Landlord enters when Tenant is not there, Landlord will leave a note saying so.

18. ALTERATIONS

Tenant will not, without Landlord's written consent: paint or wallpaper; change, add or re-key a lock; install a dishwasher, washing machine, dryer, freezer or waterbed; attach anything to the outside of the Building; or drive nails or screws into woodwork, doors, tile or the plaster ceiling ornament. Tenant may hang pictures on the walls with small nails or picture hooks, and may fix shelves to wall studs if the holes are filled when Tenant leaves. Anything Tenant fixes to the Premises with consent stays when Tenant leaves, unless Landlord agrees otherwise.

19. APPLIANCES AND FIXTURES

Landlord supplies a gas range, a refrigerator, window shades in each room, and smoke and carbon monoxide alarms. Landlord will repair or replace an appliance that fails through ordinary use. Tenant will keep the appliances clean and will defrost the freezer as needed.

20. WINDOWS, SCREENS AND AIR CONDITIONERS

Tenant will close the windows in rain, and in freezing weather when away. Screens and storm windows stay in place. Tenant may use a window air conditioner in the bedroom or the living room from May 1 to October 1, provided the unit is supported from inside the room, is not fastened to the sash or to the outside of the Building, drains without damage to the wall, and is removed for the heating season. No more than one unit may run on a circuit.

21. ANIMALS

Tenant may keep the one cat described in Addendum B and no other animal. Addendum B is part of this Lease. An assistance animal that the law requires Landlord to allow is not a pet under this Lease.

22. SMOKING

Smoking, vaping or burning of tobacco, cannabis or any other substance is not allowed anywhere in the Building, on the porches or steps, or within 15 feet of a door or window. Candles and incense are allowed inside the Premises if they are attended and kept away from windows and curtains.

23. NOISE AND CONDUCT

Tenant and Tenant's guests will not disturb the other tenants or the neighbours. Quiet hours are 10:00 p.m. to 7:00 a.m. every day. The floors of the Building are wood over open joists and carry sound; Tenant will keep rugs or felt pads under furniture and will not use the laundry during quiet hours. Musical instruments may be played between 9:00 a.m. and 8:00 p.m.

24. COMMON AREAS, STAIRWELLS AND BICYCLES

The stairs, landings, halls and porches are means of escape and must be kept clear at all times, as the fire code requires. Nothing may be stored there, including shoes, furniture and bicycles, except that one stroller may be left in the front hall beside the radiator. Bicycles are kept in the bicycle room or in Tenant's storage cage and may not be locked to stair rails, porch rails, pipes or trees. Landlord may remove anything left in a common area after 24 hours' notice. Landlord is not responsible for property kept in the common areas, the bicycle room or the storage cage.

25. LAUNDRY AND STORAGE

The washer and dryer in the basement are coin operated and are for tenants of the Building only. Tenant uses them at Tenant's own risk. The storage cage is for household goods; nothing flammable, perishable or wet may be kept there, and Tenant supplies the padlock. The boiler room and Landlord's office are closed to tenants.

26. VEHICLES AND SNOW EMERGENCIES

No parking is provided. Tenant parks on the street and must obey the City's rules, including snow emergency rules; Landlord has no duty to warn Tenant of a snow emergency. Vehicles may not be repaired, washed or stored on the property.

27. TRASH, RECYCLING AND ORGANICS

Tenant will bag household trash and put it in the black cart in the alley, put recycling loose in the blue cart, and flatten boxes. Large items such as furniture and mattresses may not be left by the carts; Tenant will arrange a City pickup or ask Landlord, and will pay the City's charge. Tenant will pay the cost of removing anything Tenant leaves in the alley or the yard.

28. PESTS

Landlord will treat the Building for pests when needed, at Landlord's cost unless the infestation is caused by Tenant. Tenant will report mice, insects or bed bugs at once, will prepare the Premises for treatment as instructed, and will not bring into the Building upholstered furniture or mattresses found on the street.

29. KEYS AND LOCKOUTS

Landlord gives Tenant two keys to the Premises, one key to the rear door and one mailbox key, and the code to the front door keypad, which Landlord changes each January. Tenant will not give the code to anyone who does not live in the Building, or copy a key for anyone but an occupant. A lost key is replaced for **$25.00**. If Landlord or Landlord's agent is called to let Tenant in after 9:00 p.m., or on a weekend or holiday, Tenant will pay a lockout charge of **$75.00**; there is no charge on a weekday between 8:00 a.m. and 9:00 p.m. If Tenant asks for the locks to be changed, Tenant pays the locksmith's charge unless the law requires Landlord to pay it.

30. RENTERS INSURANCE

Tenant will carry renters insurance throughout the tenancy with personal liability coverage of at least **$100,000**, will name Landlord as an additional interest so that Landlord is told if the policy lapses, and will give Landlord proof of the policy within 14 days of the start of the Term and at each renewal of the policy.

31. TENANT'S PROPERTY

Landlord's insurance does not cover Tenant's belongings. Landlord is not liable for loss of or damage to Tenant's property from theft, fire, water, steam, sewer backup, weather or the act of another tenant, unless the loss is caused by Landlord's negligence or wilful act.

32. DAMAGE TO THE PREMISES

If the Premises are made unfit to live in by fire or another cause that is not the fault of Tenant, either party may end this Lease by written notice, and Rent is owed only to the day Tenant moves out. If the Premises can be repaired within 30 days Landlord may choose to repair them, and Rent is reduced in fair proportion while part of the Premises cannot be used.

33. RENEWAL

About 75 days before the end of the Term Landlord will tell Tenant in writing whether Landlord offers a renewal and at what Rent. A renewal is made when both parties sign it. A renewal changes only what it states; every other term of this Lease, including the addenda, continues to apply during the renewal term, and words such as "the Term" then refer to the renewal term.

34. NOTICE OF NON-RENEWAL AND HOLDING OVER

If Tenant does not intend to stay beyond the end of the Term, Tenant will give Landlord written notice at least **60 days** before the end of the Term. If Tenant stays after the end of the Term without a signed renewal and Landlord accepts Rent, the tenancy continues from month to month at the Rent stated in Landlord's most recent renewal offer and on the other terms of this Lease, and either party may end it by written notice given at least one full rental period and one day before the end of a month.

35. SUBLETTING AND ASSIGNMENT

Tenant may not assign this Lease, sublet the Premises or any part of them, take in a lodger, or offer the Premises for short-term rental, without Landlord's written consent. Consent to one sublet is not consent to another.

36. EARLY TERMINATION BY TENANT

Tenant may end this Lease before the end of the Term, or of any renewal term, by doing both of the following:

1. giving Landlord written notice at least **60 days** before the date on which Tenant will move out, which must be the last day of a calendar month; and
2. paying Landlord, with the notice, an early termination fee equal to **one month's Rent** at the rate in effect on the date of the notice.

The Deposit may not be applied to the fee. When Tenant has paid the fee and the Rent through the move-out date and has moved out by that date, Tenant is released from Rent for the rest of the term, and the Deposit is dealt with under section 8. Landlord may, but need not, reduce or waive the fee if a new tenant approved by Landlord begins paying Rent for the Premises on the day after Tenant moves out. This section does not limit any right the law gives a tenant to end a lease, including the rights of victims of violence and of tenants called to military service.

37. ABANDONMENT

If Tenant is absent from the Premises for 21 days in a row while Rent is unpaid and has not told Landlord, Landlord may treat the Premises as abandoned, re-enter them and re-let them. Property left behind will be stored and dealt with as Minnesota law requires, at Tenant's cost.

38. DEFAULT BY TENANT

If Tenant fails to pay Rent when due, or seriously or repeatedly breaks another term of this Lease, Landlord may end the tenancy and recover possession as the law allows, after any notice the law requires. Tenant remains liable for Rent until the Premises are re-let or the Term ends, whichever comes first, less what Landlord receives from re-letting; Landlord will make reasonable efforts to re-let. In any court action between the parties about this Lease, the party that wins may recover its reasonable attorney's fees and costs from the other.

39. UNLAWFUL ACTIVITY

Tenant promises that Tenant and Tenant's guests will not unlawfully make, sell, possess or allow controlled substances on the property, will not use the property for prostitution or for the unlawful use or possession of a firearm, and will not keep stolen property there. A breach of this section ends Tenant's right to possession, as Minnesota law provides. See also Addendum D.

40. SALE OF THE BUILDING

If Landlord sells the Building, Landlord will transfer the Deposit and its interest to the buyer and tell Tenant the buyer's name and address, and Landlord is then released from liability for the Deposit. This Lease binds the buyer.

41. NOTICES

A notice under this Lease must be in writing. Notice to Landlord may be delivered to the rent box, mailed to PO Box 18274, Minneapolis, MN 55418, or emailed to gail@fourgable.example. Notice to Tenant may be delivered to the Premises, mailed there, or emailed to the address Tenant gave on the application. An emailed notice is given on the day it is sent, if sent before 5:00 p.m. The person authorised to manage the Premises and to accept service for Landlord is Gail Hedlund, at the address above.

42. ALARMS

Landlord has installed smoke and carbon monoxide alarms as the law requires. Tenant will test them monthly, will not disconnect or cover them, and will tell Landlord at once if one does not work.

43. LEAD-BASED PAINT

The Building was built before 1978. Tenant has received the disclosure in Addendum C and the pamphlet *Protect Your Family From Lead in Your Home* before signing this Lease.

44. MOVING OUT

When the tenancy ends Tenant will remove all of Tenant's property, leave the Premises clean and in the condition recorded on the move-in checklist, ordinary wear and tear excepted, return every key, and give Landlord a forwarding address in writing. Keys returned after noon on the last day count as a further day of occupancy. Charges that may be made if cleaning is left undone are listed in Addendum E.

45. GENERAL

This Lease, its addenda and the move-in checklist are the whole agreement between the parties. A summary of this Lease that Landlord provides for convenience is not part of it, and if a summary and this Lease differ, this Lease governs. A change to this Lease must be in writing and signed by both parties. If part of this Lease cannot be enforced, the rest still applies. This Lease is governed by the laws of Minnesota. Tenant has read this Lease and its addenda and has received a copy.

Landlord: Fourgable Properties LLC, by Gail Hedlund, owner

Gail Hedlund 5/18/24

Tenant: Theodore Kenji Nakagawa-Reed

Theo Nakagawa-Reed 5/18/24

ADDENDUM A: BUILDING RULES

These rules are part of the Lease for 3318 Brackenmere Avenue South, Apartment 3. Landlord may add to them or change them on 30 days' written notice, if the change applies to every tenant and does not substantially change the bargain.

1. **Front door.** The front door locks itself. Do not prop it open. Do not give the keypad code to delivery drivers; packages are left on the shelf in the front hall.
2. **Back door and porches.** The back door is locked with a key at all times. A back porch holds no more than four people. Nothing may be hung from the porch rails or set on them. No grills, fire pits, heaters or open flame on the porches or within 15 feet of the Building.
3. **Stairs.** Carry furniture; do not drag it. Tenant pays for damage to the stair walls, rails and treads caused in moving. Tell Landlord the day before a move so that the shelf in the front hall can be cleared.
4. **Laundry.** 8:00 a.m. to 9:00 p.m. only. Clean the lint screen. Do not leave clothes in a machine for more than an hour. Do not dye fabric in the washer.
5. **Bicycle room.** One bicycle for each occupant, hung on a hook. Lock it; the room is shared. A bicycle left without a tag for 60 days may be removed.
6. **Storage cages.** Keep goods off the floor on a pallet or a shelf. The basement floor can be damp in spring.
7. **Radiators.** Do not paint them, hang wet clothing on them, or set anything that can melt or burn on a bare radiator. Radiator covers supplied by Landlord stay in place.
8. **Windows.** Do not sit or stand on the sills of the bay windows. Do not remove screens. Report a window that will not open or will not lock.
9. **Plumbing.** The drains are cast iron and nearly as old as the Building. No chemical drain cleaner; call Landlord about a slow drain. Know where the shut-off valve under the kitchen sink is.
10. **Electrical.** The kitchen outlets and the outlet under the south bedroom window are on one circuit. Do not run a space heater, an air conditioner and a kettle together. No extension cords under rugs.
11. **Decorations.** Nothing may be attached to the front of the Building or placed in the front yard without consent, other than one wreath on the door of the Premises.
12. **Yard.** The yard is shared. Furniture left out overnight is at its owner's risk. The rhubarb, the raspberries and the vegetable bed belong to the tenant of Apartment 1 unless he says otherwise.
13. **Snow.** Landlord clears the walks by noon after a snowfall of an inch or more. Keep clear of the roof edge in a thaw.
14. **Trucks.** No vehicle may be driven onto the yard or left blocking the alley.
15. **Being away.** If Tenant will be away for more than seven days in the heating season, Tenant will tell Landlord and will leave the radiators on.
16. **Emergencies.** For fire or a smell of gas, leave the Building and call 911, then Landlord. For water, close the valve if it is safe to and call Landlord at once, at any hour.

Tenant's initials TNR

ADDENDUM B: ANIMAL ADDENDUM

Landlord allows Tenant to keep the animal described below at the Premises, on the terms of this addendum.

The animal	
Name	Miso
Species and sex	cat, female, spayed
Colour and markings	grey tabby, white chin
Age and weight	almost 3, about 10 lb
Microchip	yes

1. **One animal.** This consent is for this animal only. No other animal may be kept at the Premises, or visit for more than a day, without Landlord's written consent.
2. **Pet deposit.** Tenant has paid a pet deposit of $300.00. It is part of the Deposit under sections 7 and 8 of the Lease. There is no monthly pet rent and no non-refundable pet fee.
3. **Care.** The animal lives indoors. Tenant will keep it vaccinated and licensed as the law requires, will keep a litter box and clean it often enough that there is no odour in the hall, will put used litter in sealed bags in the trash cart and never in a drain or toilet, and will keep the animal out of the common areas except in a carrier.
4. **Damage and nuisance.** Tenant will pay for all damage the animal causes to the Premises or the Building, including to floors, screens, woodwork and window shades, and for treating fleas. If the animal disturbs other tenants or injures anyone, Landlord may withdraw this consent on 10 days' written notice.
5. **While Tenant is away.** Tenant will arrange for the animal's care when away overnight and will tell Landlord who has a key for that purpose.
6. **Liability.** Tenant's renters insurance must not exclude liability for the animal.

Tenant *Theo Nakagawa-Reed*
Landlord *Gail Hedlund*

ADDENDUM C: DISCLOSURE OF LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS

Lead warning statement. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Lessor's disclosure. The Building at 3318 Brackenmere Avenue South was built in **1924**.

Lessor's disclosure	
Presence of lead-based paint or hazards	Lessor has no knowledge of lead-based paint or lead-based paint hazards in the housing.
Records and reports available to Lessor	Lessor has no reports or records. The outside trim and the window sashes were repainted in 2019. No testing was done.

Lessee's acknowledgment. Lessee has received copies of the information listed above and the pamphlet *Protect Your Family From Lead in Your Home*. TNR

What this means in practice. The paint on the window sashes, the door casings and the radiators is old. Do not sand, scrape or burn any painted surface. Tell Landlord about peeling or chipping paint, especially on window sills and in the window wells, and Landlord will repair it using lead-safe methods. Wipe window sills with a damp cloth rather than sweeping them dry.

Certification of accuracy. The parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Lessor Gail Hedlund 5/18/24

Lessee Theo Nakagawa-Reed 5/18/24

ADDENDUM D: CRIME-FREE AND DRUG-FREE HOUSING

In consideration of the Lease, Landlord and Tenant agree as follows.

1. Tenant, any occupant, and any guest or other person under Tenant's control will not engage in criminal activity, including drug-related criminal activity, on or near the property. "Drug-related criminal activity" means the illegal manufacture, sale, distribution or use of a controlled substance, or possession of one with intent to do any of these.
2. Tenant and those persons will not engage in any act intended to facilitate criminal activity on or near the property, and will not permit the Premises to be used for it, whether or not the person doing so is a guest.
3. Tenant and those persons will not engage in acts of violence or threats of violence on or near the property, including the unlawful discharge of a firearm.
4. A single violation of this addendum is a serious violation of the Lease and good cause for ending the tenancy. Proof of a violation does not require a criminal conviction; it is shown by a preponderance of the evidence.
5. Nothing in this addendum allows Landlord to end the tenancy of a tenant because that tenant, or a member of the household, is the victim of domestic abuse, criminal sexual conduct or harassment, or because the tenant has called for police or emergency help.
6. If this addendum and the Lease differ, this addendum governs.

Tenant *Theo Nakagawa-Reed*
Landlord *Gail Hedlund*

ADDENDUM E: MOVE-OUT CLEANING AND CHARGES

Landlord would rather return a deposit than keep one. Most of what is ever deducted is cleaning. If the Premises are left as Tenant found them, nothing on this list is charged. The amounts are Landlord's ordinary cost in 2024 for work left undone. The charge made is the actual cost, which may be more or less, and a receipt is given with the statement under section 8 of the Lease.

Left undone	Usual charge
Oven and range not cleaned	$60.00
Refrigerator not emptied, cleaned and left running	$40.00
Bathroom not cleaned (tub, toilet, sink, floor)	$65.00
Floors not swept and mopped	$50.00
Each window shade torn or missing	$18.00
Each window screen torn by an animal	$35.00
Trash or belongings left in the Premises or the storage cage, per hour of hauling	$45.00
Each key not returned	$25.00
Mailbox lock changed because the key was not returned	$40.00
Nail holes not filled, per room	$20.00
Walls repainted because of smoke, candle soot or unapproved paint, per room	$180.00

Not charged. Faded paint, minor scuffs, wear in the floor finish along ordinary paths, loose radiator paint, and anything recorded on the move-in checklist are ordinary wear and are not charged.

Before you go. Ask for the walk-through in section 15. Leave the electricity on until the last day of the tenancy. Leave the keys and your forwarding address in the rent box, in an envelope with your name on it.

Tenant *Theo Nakagawa-Reed*

Landlord *Gail Hedlund*