Fourgable Properties LLC

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

Lease Renewal Offer

March 16, 2026

Theodore Nakagawa-Reed
3318 Brackenmere Avenue S, Apt 3
Minneapolis, MN 55406

Dear Theo,

Your current lease term for Apartment 3 ends on May 31, 2026. I would like to offer you a renewal on these terms:

Renewal term	June 1, 2026 to May 31, 2027
Monthly rent	$1,150.00 (currently $1,095.00)
Security deposit	No change. $1,050.00 and the $300.00 pet deposit remain on account
Renewal reference	FG-3318-03-C

All other terms of the lease signed May 18, 2024 stay the same.

To accept, please sign below and return this letter to the box by my office door, or send me a photo of the signed page, **by April 1, 2026**. If you do not plan to stay, I need your written notice by the same date, which is 60 days before the end of the term.

Thank you for being a good tenant.

Gail Hedlund

Gail Hedlund
Fourgable Properties LLC

Taxes went up again. I held it as low as I could.

P.S. Rolf will get to your north window in April. I mean it this time. G.

Accepted by Tenant: Theodore K. Nakagawa-Reed *Theo Nakagawa-Reed* 3/30/26

rec'd 3/30 GH