

ZONING COMMITTEE STAFF REPORT

1. **FILE NAME:** Hamline Park Plaza Auto Storage
 2. **APPLICANT:** James R Councilman
 3. **TYPE OF APPLICATION:** NUP - Establishment
 4. **LOCATION:** 570 Asbury St, at Edmund
 5. **PIN & LEGAL DESCRIPTION:** 342923230228, Hamline Syndicate Add No3 All Of Vac Edmund St & Vac Alleys Accruing & Fol; Ex N 131.50 Ft Of E 257.85 Ft; Block 2
 6. **PLANNING DISTRICT:** 11
 7. **ZONING CODE REFERENCE:** Sec. 62.109(a)
 8. **STAFF REPORT DATE:** April 16, 2014
 9. **DATE RECEIVED:** April 9, 2014
- FILE #** 14-193-576
HEARING DATE: April 24, 2014
PRESENT ZONING: RM2
BY: Josh Williams
60-DAY DEADLINE FOR ACTION: June 8, 2014
-

- A. **PURPOSE:** Establishment of nonconforming use for motor vehicle storage
- B. **PARCEL SIZE:** 74,160 sq. ft.
- C. **EXISTING LAND USE:** Office with accessory parking ramp
- D. **SURROUNDING LAND USE:**
- E. **ZONING CODE CITATION:** §62.109(a) lists the conditions under which the Planning Commission may grant a permit to establish legal nonconforming use status.
- F. **HISTORY/DISCUSSION:** The Hamline Park Plaza office building and parking ramp were originally constructed as accessories to the former Samaritan Hospital, which occupied the southern half of the subject block. At the time the office building and parking ramp were built, hospitals were an allowed use in the zoning district. Subsequently, the hospital was closed, and that portion of the property was redeveloped as townhomes. At the present time, the office building is the primary, legally nonconforming use of the property. The parking ramp is accessory to the office building.
- G. **DISTRICT COUNCIL RECOMMENDATION:** The District 11 Council had not made a recommendation as of the date of this report.
- H. **FINDINGS:**
 1. The subject property is characterized by a legally nonconforming office building with a large accessory parking ramp. Both structures were originally constructed as accessories to a hospital on a nearby lot, and the parking ramp is large enough to have met parking needs for the hospital as well as the office building. The applicant is seeking legal non-conforming status for use of a portion of the parking ramp for motor vehicle storage. Commercial parking facilities are first allowed in the T3 traditional neighborhood district, and warehousing and storage is first allowed in the I2 general industrial district.
 2. Section 62.109(a) of the zoning code provides that the Planning Commission may grant legal nonconforming status to uses or structures that do not meet the standards for legal nonconforming status in section 62.102 if the commission makes the following findings:
 - (1) *The use or a nonconforming use of similar or greater intensity first permitted in the same zoning district or in a less restrictive zoning district has been in existence continuously for a period of at least ten (10) years prior to the date of the application.* This finding is met. The parking ramp provides 327 parking spaces, exceeding by over 200 spaces the approximately 100 spaces required for an office building of approximately 40,000 square feet gross floor area. The hospital was closed and demolished circa 1993. The applicant has stated that the use of portions of the parking ramp for motor vehicle storage was established prior to the applicant's acquisition of the property in 2005, and has provided leases demonstrating use of the ramp for motor vehicle storage dating to 1994.
 - (2) *The off-street parking is adequate to serve the use.* This finding is met. Approximately 100 spaces of off-street spaces are required for the office building. The applicant proposes use of 211 of the excess off-street parking spaces in the ramp for motor vehicle storage. 116 off-street spaces will remain available exclusively for the use of office building tenants and their guests.

- (3) *Hardship would result if the use were discontinued.* This finding is met. Both the office building and parking ramp were constructed prior to acquisition of the property by the applicant. The parking ramp, originally intended to provide parking for both the office building and an associated hospital, is substantially larger than needed for the office building. This translates to excess costs for the property owner in terms of maintenance. The use of the ramp for motor vehicle storage also factored into the valuation of the property at the time it was purchased by the applicant. Use of a portion of the ramp for motor vehicle storage provides an off-set for these costs that cannot otherwise be reasonably defrayed.
- (4) *Rezoning the property would result in "spot" zoning or a zoning inappropriate to surrounding land uses.* This finding is met. The property would need to be rezoned to T3 traditional neighborhood for use of the parking ramp for motor vehicle storage to be as of right. Both the range of uses and intensity of development allowed under T3 would be inconsistent with the R4 single family residential zoning to the immediate east and north of the site.
- (5) *The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. The proposed use will take place inside the existing parking ramp. As opposed to standard commercial parking, where vehicles enter and exit on a daily or more frequent basis, motor vehicles would be stored in the parking ramp for extended periods of time, and relatively little traffic from vehicles accessing or leaving the parking ramp would be generated on a daily basis.
- (6) *The use is consistent with the comprehensive plan.* This finding can be met. The applicant is seeking legal status for a non-conforming use of the property which predates the present owner. This status will allow the property to be refinanced based on how it has been used since prior to the present owner's acquisition of the property, and allow the property owner to avoid likely foreclosure. The Land Use chapter of the comprehensive plan states that the city should *maintain the character of established neighborhoods*. The Implementation chapter of the comprehensive plan identifies high among priorities for city action to *strengthen neighborhoods hurt by mortgage foreclosures*. The comprehensive plan also generally identifies efficient use of land as important to maintaining a healthy economy and accommodating growth. Taken together, these policy statements suggest that, all other findings having been met, allowing for establishment of a nonconforming use with legal status in order to help prevent foreclosure and vacancy of a large property situated in an established neighborhood is consistent with the comprehensive plan.
- (7) *A notarized petition of at least two-thirds of the owners of the described parcels of real estate within one hundred (100) feet the subject property has been submitted stating their support for the use.* This finding is met. The petition was found sufficient on April 4, 2014: 18 parcels eligible; 12 parcels required; 14 parcels signed.

- I. **STAFF RECOMMENDATION:** Based on the above findings, staff recommends approval of the establishment of nonconforming use for motor vehicle storage.



NONCONFORMING USE PERMIT APPLICATION
Department of Planning and Economic Development
Zoning Section
1400 City Hall Annex
25 West Fourth Street
Saint Paul, MN 55102-1634
(651) 266-6589

Zoning Office Use Only

File #: 14-193576

Fee: _____

Tentative Hearing Date: 4-24-14

APPLICANT

Name JAMES R & MARY COUNCILMAN
Address 4925 Shady Island Rd
City Shorewood St. MN Zip 55364-9726 Daytime Phone 612-669-2454
Name of Owner (if different) _____
Contact Person (if different) ALLISON KUS Phone 651-226-3225

**PROPERTY
LOCATION**

Address/Location 570 ABBURY STREET, ST. PAUL MN 55104
Legal Description SEE ATTACHED
Current Zoning RM2
(attach additional sheet if necessary)

TYPE OF PERMIT: Application is hereby made for a Nonconforming Use Permit under provisions of Chapter 62, Section 109 of the Zoning Code:

- The permit is for: ☒ Establishment of legal nonconforming use status for use in existence at least 10 years (para. a)
☐ Change of nonconforming use (para. c)
☐ Expansion or relocation of nonconforming use (para. d)
☐ Reestablishment of a nonconforming use vacant for more than one year (para. e)

SUPPORTING INFORMATION: Supply the information that is applicable to your type of permit.

Present/Past Use Parking Ramp & Auto Storage

Proposed Use Kirking Ramp & Auto Storage

Attach additional sheets if necessary SEE ATTACHED

Attachments as required ☒ Site Plan

☐ Consent Petition

☒ Affidavit

Applicant's Signature

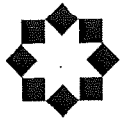
James R. Councilman
Mary A. Councilman

Date

4/9/14
4/9/14

City Agent

pdh
4/9/14



Simplified, LLC

Property Management & Maintenance

www.Simplifiedmgmt.com 651-226-3225

PO Box 4008 St. Paul, MN 55104

April 9, 2014

Mr. Paul Dubruiel
City of St. Paul
25 West Fourth Street
St. Paul, MN 55102

Re: 570 Asbury Street

Dear Mr. Dubruiel,

Each person that signed the "Consent of Adjoining Property Owners for a Nonconforming Use Permit" form received a copy of the "Hamline Park Plaza Auto Storage" brochure when I spoke to them personally at their residence. Those I spoke with on the phone and then by email, received by email, a copy of the page titled "Hamline Park Office Plaza – Parking Ramp and Auto Storage". Each person signing the consent form also received a copy of the application.

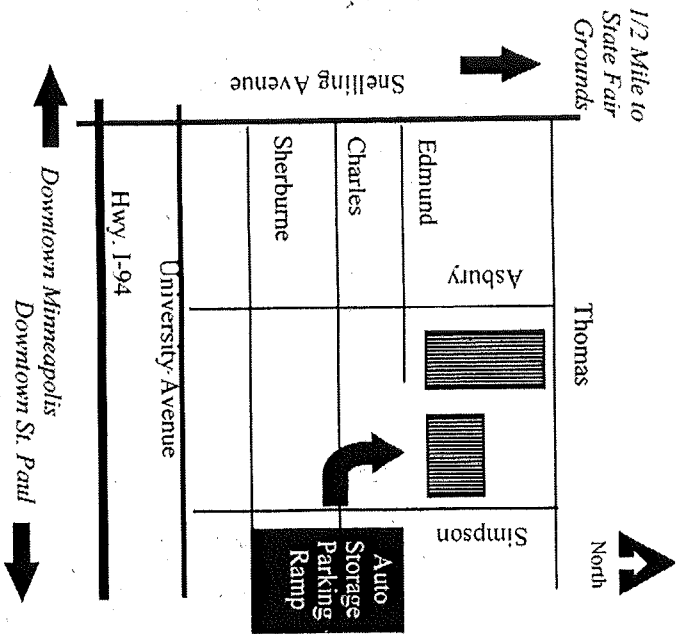
I have attached a copy of the "Hamline Park Plaza Auto Storage" brochure and the page titled "Hamline Park Office Plaza – Parking Ramp and Auto Storage" for your use as well. These pages were also included as part of the application.

Thank you for your consideration and help.

Sincerely,


Allison Klis
Manager

Reserve Your Space
Call
651-641-0166



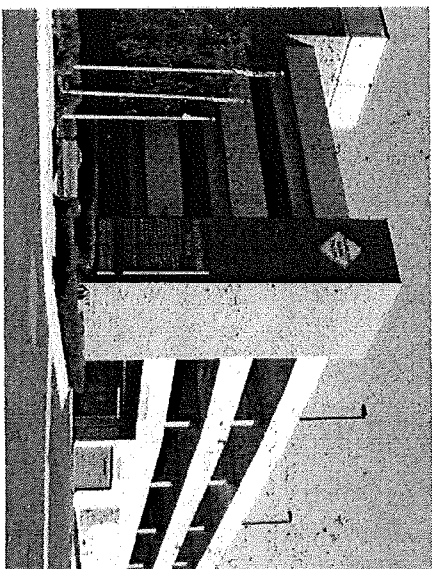
- ♦ Located just 5 Blocks south of Hamline University.
- ♦ Midway Between St. Paul & Minneapolis, just off Hwy. 194
- ♦ 10 Minutes to Minneapolis/St. Paul International Airport
- ♦ Access Your Vehicle 24 Hours a Day, 7 Days a Week
- ♦ Clean - Dry and Professionally Maintained
- ♦ We offer a \$25.00 discount on each additional space rented when signing a 6 month or 1 year agreement. (Pre-Payment Required for Discount)

HAMLIN PARK PLAZA AUTO STORAGE
 570 Asbury Street, Suite 103A
 St. Paul, MN 55104

Storage For Your
 Automobiles ♦ Boats
 ATV's ♦ Snowmobiles
 Personal Watercraft

Year Round ♦ Winter Storage
 Midway Between Minneapolis & St. Paul

Hamline Park Plaza Auto Storage



570 Asbury Street
 Suite 103A
 St. Paul, Minnesota 55104

HamlineParkStorage.com

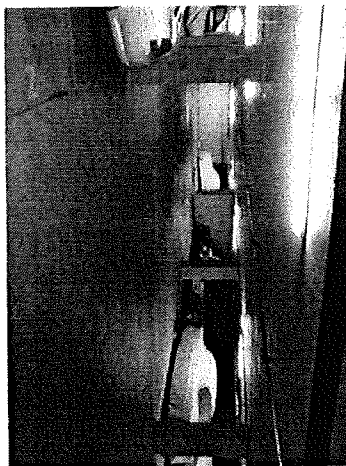
651-641-0166 Phone
 651-646-3611 Fax

Four (4) storage areas are available, depending on your personal preference. All areas are accessed using a personal security code.

(Area 1) Heated 60-70 Degrees AUTOS ONLY

24/7 Year-round Access. Enclosed, underground and heated to between 60-70 degrees. Clearance is 6' 10"

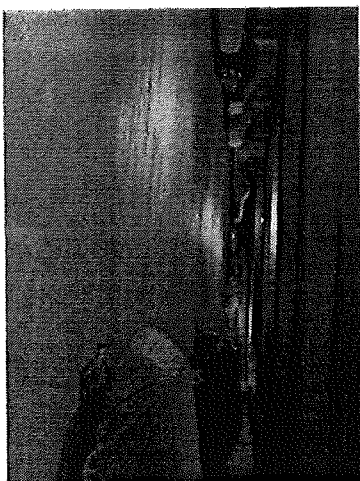
Rate: 1 Year Term: \$1,500.00
6 Month Term: \$ 840.00
Monthly Rate: \$ 150.00



(Area 2) Un heated 30-45 Degrees AUTOS ONLY

24/7 Year-round Access. Enclosed, underground, generally stays between 30-45 degrees. Clearance is 6' 10"

Rate: 1 Year Term: \$1,200.00
6 Month Term: \$ 750.00
Monthly Rate: \$ 135.00

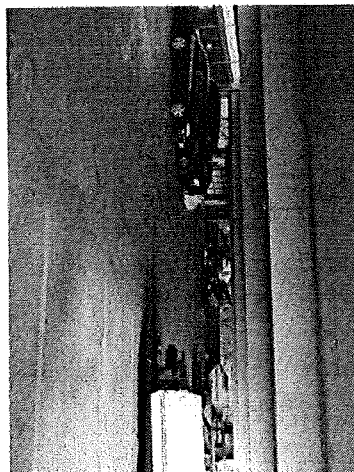


(Area 3) Open Air -Covered AUTOS, BOATS & MORE

24/7 Year-round Access. This area is located on the 2-1/2 level of the ramp, is outside, open on the sides and covered by the parking deck above. It is secured and separated from the general public parking. Clearance is 7'.

Rate: 1 Year Term: \$ 540.00
6 Month Term: \$ 390.00
Monthly Rate: \$ 75.00

This area is available to automobiles, boats/trailers under 20' in length, and snowmobile/ATV/personal watercraft trailers.



(Area 4) Open Air -Uncovered AUTOS, BOATS & MORE

24/7 Access to vehicles, no snowplowing done in this area during winter months. This area is located on the top level of the ramp, is outside, and is not covered. It is secured and separated from the general public parking. Clearance is 7'.

Rate: 1 Year Term: \$ 550.00
Monthly \$ 50.00

Application Process

Complete the attached application and return it to the address on the back of this brochure. You will be notified of acceptance following a screening process.

Comprehensive and liability insurance is required on all stored items. All vehicles must be operational and need to have fluid collection/protection placed underneath. We also recommend that you cover your items.

Pre-payment for rental terms required. Cleaning fee: \$50

To save time, detach and mail or fax to 651-646-3611. We will contact you within 48 hours of receiving this application.

Last Name: _____ First Name: _____ Middle Initial: _____
Current Address: _____ City: _____ State: _____ Zip: _____
Home/Other Address: _____ City: _____ State: _____ Zip: _____
Social Security #: _____ / _____ / _____ Birth Date: _____ / _____ / _____ Drivers Lic. # _____
Hm. Phone: _____ Work Phone: _____ Cell Phone: _____
Email: _____
Emergency Contact Person: _____ Phone: _____
Employer _____ How Long: _____ Position: _____
Gross Salary \$ _____ per _____ Supervisor: _____ Phone #: _____

I certify that all of the above information is true and correct and I authorize the owner to conduct a credit, criminal and reasonable background investigation. I will provide additional information upon request for this purpose. I also authorize all other related parties to provide credit, criminal and reasonable background information to the owner or the owner's representative.

Applicant's Signature _____

Date _____

Office Use Only:

Date Received: _____

Space # _____ Area: _____

Parking Area Requested: ☐ Area 1 ☐ Area 2 ☐ Area 3 ☐ Area 4 (Check One)

Start Date: _____ Term: _____

Hamline Park Office Plaza – Parking Ramp and Auto Storage

The Hamline Park Office Plaza parking ramp has 314 parking spaces. Only 103 are needed and used by the office building for tenants and guests. Four areas of the ramp have been marketed for auto storage to the neighborhood. The cars stored in the ramp generally stay for terms of 1 year, 6 months or 1 month.

The auto storage has been in place since 1994 and was started by a previous owner. The auto storage generated \$80,000 last year. The income from the auto storage helps to offset the cost of operating the ramp which is oversized for the existing office building. Without the income from the auto storage the office building will struggle to continue to operate. It serves as a convenient location for local residents to store cars, especially during the winter when parking on streets is very tight. We have customers that store collector cars, some have been there since 1994.

The parking is as follows:

Total for property: 327

Total Underground Heated: 30

Total Underground Unheated: 67

Above ground, ramp, open to the public: 103

Above ground, ramp, secured covered: 37

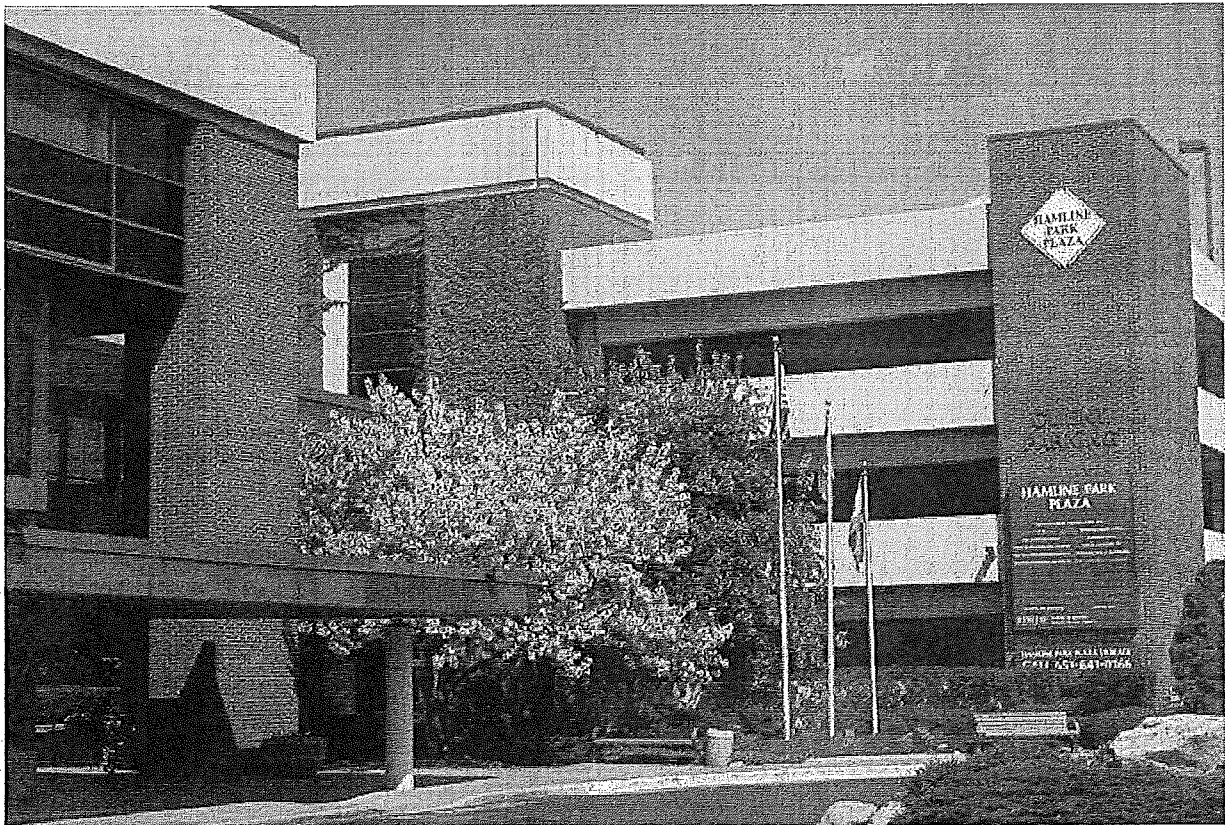
Above ground, ramp, secured uncovered: 77

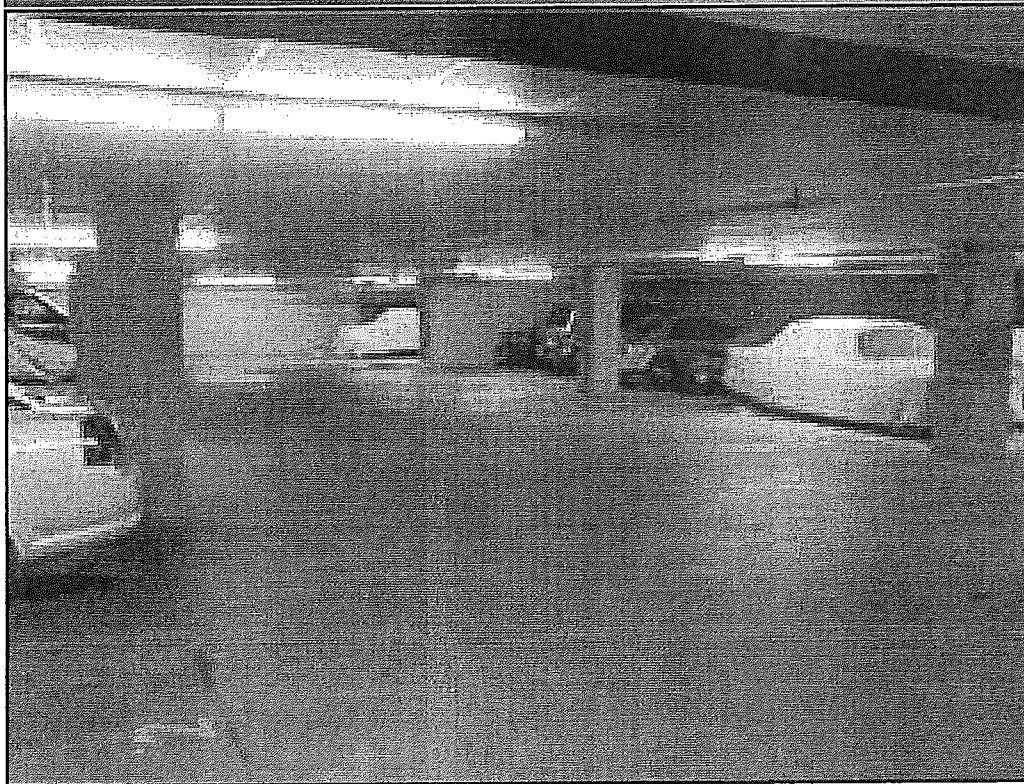
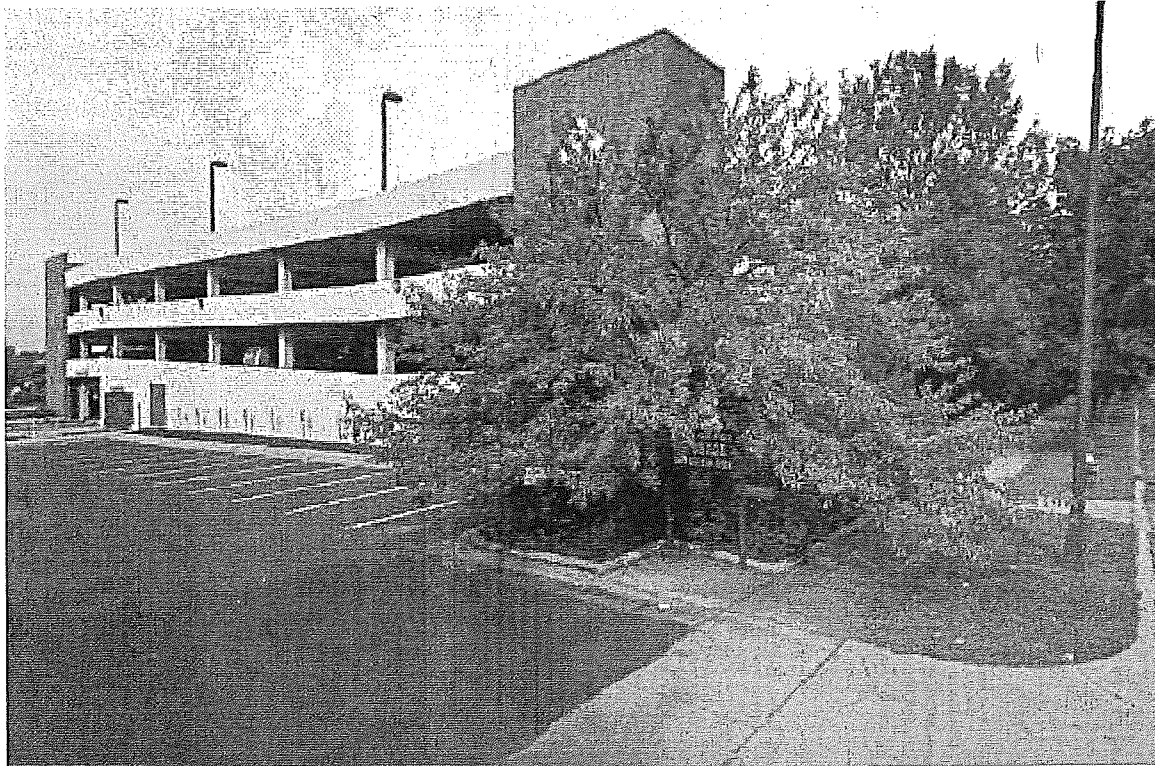
Surface parking, south side of the ramp: 13

I have included an email from Michael Jon Olson of the Hamline Midway Coalition showing their support.

I have also included a copy of a lease for Mr. Anderson from 1994 and an invoice from 2013 that shows the auto storage has been in place for 20 years.

Thank you for your consideration. Allison Klis-Property Manager 651-226-3225





ZONING PETITION SUFFICIENCY CHECK SHEET

REZONING

SCUP

NCUP

FIRST SUBMITTED

RESUBMITTED

DATE PETITION SUBMITTED: 4/3/14

DATE PETITION RESUBMITTED: _____

DATE OFFICIALLY RECEIVED: _____

DATE OFFICIALLY RECEIVED: _____

PARCELS ELIGIBLE: 18

PARCELS ELIGIBLE: _____

PARCELS REQUIRED: 12

PARCELS REQUIRED: _____

PARCELS SIGNED: 14

PARCELS SIGNED: _____

CHECKED BY: Paul Dubruel

DATE: 4-4-14

CITY OF SAINT PAUL

AFFIDAVIT OF PETITIONER FOR A CONDITIONAL
USE PERMIT OR A NONCONFORMING USE
PERMIT

STATE OF MINNESOTA)

SS

COUNTY OF RAMSEY)

The petitioner, ALUSON KLIS, being first duly sworn, deposes and states that the consent petitioner is informed and believes the parties described on the consent petition are owners of the parcels of real estate described immediately before each name; each of the parties described on the consent petition is an owner of property within 100 feet of the subject property described in the petition; the consent petition contains signatures of owners of at least two-thirds (2/3) of all eligible properties within 100 feet of the subject property described in the petition; and the consent petition was signed by each said owner and the signatures are the true and correct signatures of each and all of the parties so described.

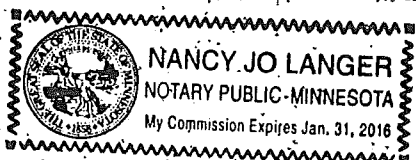
Aluson Klis
NAME

Simplified LLC
PO Box 4008, St. Paul MN 55104
ADDRESS

651-226-3225
TELEPHONE NUMBER

Subscribed and sworn to before me this
3rd day of April, 2014

Nancy Jo Langer
NOTARY PUBLIC



CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR A NONCONFORMING USE PERMIT

We, the undersigned, owners of the property within 100 feet of the subject property acknowledge that we have been presented with the following:

A copy of the application of ALLISON KLEIS JAMES & Mary COUNCILMAN ^{A.K.}
(name of applicant)

to establish a NON CONFORMING USE PERMIT FOR MOTOR VEHICLE STORAGE ^{A.K.}
(proposed use)

located at 570 ASBURY STREET, ST PAUL MN
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

ADDRESS OR PIN	RECORD OWNER	SIGNATURE	DATE
1539 Thomas	Aaron Prensse	Aaron Prensse	3/28/14
586 Simpson	Jacqueline Devine	Jacqueline Devine	3/28/14
567 Asbury St	Jeff + Hye Astin - Phillips	[Signature]	3/29/14
563 ASBURY ST	Allen Pawlitschek	[Signature]	3/29/14
594 Simpson St	Linda Walker	[Signature]	3/29/14
574- Simpson St	KAREN A. DOEHLING	Karen A. Doehling	3-31-2014
598 Simpson St	Laura Fristad	Laura Fristad	4-1-14
568 Simpson St	Ryan Swanson	Ryan Swanson	4-1-14
1513 Thomas	R Anne Strupack	R Anne Strupack	4-3-14

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

CONSENT OF ADJOINING PROPERTY OWNERS FOR A
NONCONFORMING USE PERMIT

A copy of the application of ALLISON KLIS JAMES & MARY COUNCILMAN (name of applicant) AIC

to establish a NON CONFORMING USE PERMIT FOR MOTOR VEHICLE STORAGE A.K.
(proposed use)

located at 570 ASBURY STREET, ST. PAUL MN
(address of property)

requiring a nonconforming use permit, along with any relevant site plans, diagrams, or other documentation.

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

[illegible]

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

CONSENT OF ADJOINING PROPERTY OWNERS FOR A
NONCONFORMING USE PERMIT

A copy of the application of ALLISON KEIS JAMES & MARY COUNCILMAN A.K.
(name of applicant)

to establish a NON CONFORMING USE PERMIT FOR MOTOR VEHICLE STORAGE
(proposed use) A.K.

located at 570 ASBURY STREET, ST PAUL MN
(address of property)

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

[illegible]

9/08

CONSENT OF ADJOINING PROPERTY OWNERS FOR A
NONCONFORMING USE PERMIT

A copy of the application of ALLISON KLEIS JAMES & MARY CONSCILMAN. INC
(name of applicant)

to establish a NON CONFORMING USE PERMIT FOR MOTOR VEHICLE STORAGE A.K.
(proposed use)

located at 570 ASBURY STREET, ST. PAUL MN
(address of property)

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

[illegible]

9408

CONSENT OF ADJOINING PROPERTY OWNERS FOR A
NONCONFORMING USE PERMIT

A copy of the application of ALLISON KEIS JAMES & MARY COUNCILMAN AK
(name of applicant)

to establish a NON CONFORMING USE PERMIT FOR MOTOR VEHICLE STORAGE A/C
(proposed use)

located at 570 ASBURY STREET, ST. PAUL MN
(address of property)

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

[illegible]

508

CONSENT OF ADJOINING PROPERTY OWNERS FOR A
NONCONFORMING USE PERMIT

A copy of the application of ALLISON KLUIS JAMES & MARY RUBINCHMAN Aik.
(name of applicant)

to establish a NON CONFORMING USE PERMIT FOR MOTOR VEHICLE STORAGE
(proposed use) A.K.

located at 570 ASBURY STREET, ST PAUL MN
(address of property)

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

[illegible]

5/08

CONSENT OF ADJOINING PROPERTY OWNERS FOR A
NONCONFORMING USE PERMIT

A copy of the application of ALLISON K. LEE JAMES & MARY COUNCILMAN AK.
(name of applicant)

located at 570 ASBURY STREET, ST PAUL MN
(address of property)

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

[illegible]

9/08

CONSENT OF ADJOINING PROPERTY OWNERS FOR A
NONCONFORMING USE PERMIT

A copy of the application of ALLISON KLEIS JAMES & MARY COUNSELLMAN A/K
(name of applicant)

located at 570 ASBURY STREET, ST. PAUL MN
(address of property)

We consent to the approval of this application as it was explained to us by the applicant or his/her representative.

NOTE: All information on the upper portion of this application must be completed prior to obtaining eligible signatures on this petition.

9/08

Anderson lease agreement

(1994-2010)

Sign & Return

Revised 2/9/94

ENCLOSED PARKING AGREEMENT

Unheated 81 Heated ✓

THIS AGREEMENT is made as of 2/17, 1994 by and between
Hamline Park Plaza ("Manager") and ~~Robert~~ Anderson ("User").

1. Parking Space. Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No.(s) 87, 88, 89 26/27/30 25 Manager further reserves the right to redesignate an alternative location for the Parking Space within the bottom level of the Ramp. N.E.A.

2. Access. User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security card to enable such access. User shall not allow any other person to possess or use such card. User shall return the same upon expiration of this Agreement. User has deposited \$40 per parking space with Manager to secure the return of the access card, payment of any past due rent and Manager shall retain such deposit if the card is not so returned or user has not paid any past due rent. Manager shall at all times have access to the Parking Space.

3. Term. The Term of this Agreement shall commence May 1, 1994 (the "Commencement Date") and shall thereafter continue for 12 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice at the end of the second to last month of this lease term. Thus a notice period for lease termination will be at least one rental pay period or one month. **This lease will automatically renew for the same term and on the same conditions, if neither party has given a termination notice or if the parties have not negotiated a new written lease with a different lease term.** N.E.A.
T.V. / O

4. Fee. User shall pay to Manager a fee of \$65.00 per month, payable in monthly installments; provided that, at a minimum, the first payment of such Fee shall be paid upon execution of this Agreement, and in the event that only a portion of the first calendar month is included in the Term, such first Fee shall be reduced pro-rata. with May/June 94 Free
Tenant hereby acknowledges that he or she has paid the following:

Security Deposit	\$ <u>—</u> .
Pro Rate of 1st Month	\$ <u>—</u> .
<u>1</u> Month (s) rent	\$ <u>195.00</u> .
TOTAL	\$ <u>195.00</u> - July Rent

Rent is due on the first of each month, inspite of date of possession of parking space.

2/21/95

Revised 2/9/94

ENCLOSED PARKING AGREEMENT
Unheated X Heated _____

THIS AGREEMENT is made as of July 18, 1995, by and between
Hamline Park Plaza ("Manager") and ~~XXXXXX~~ Anderson ("User").

1. Parking Space. Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No.(s) 92. Manager further reserves the right to redesignate an alternative location for the Parking Space within the bottom level of the Ramp.

2. Access. User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security card to enable such access. User shall not allow any other person to possess or use such card. User shall return the same upon expiration of this Agreement. User has deposited \$40 per parking space with Manager to secure the return of the access card, payment of any past due rent and Manager shall retain such deposit if the card is not so returned or user has not paid any past due rent. Manager shall at all times have access to the Parking Space.

3. Term. The Term of this Agreement shall commence July 18, 1995 (the "Commencement Date") and shall thereafter continue for 2 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice at the end of the second to last month of this lease term. Thus a notice period for lease termination will be at least one rental pay period or one month. This lease will automatically renew for the same term and on the same conditions, if neither party has given a termination notice or if the parties have not negotiated a new written lease with a different lease term.

4. Fee. User shall pay to Manager a fee of \$ 45 per month, payable in monthly installments; provided that, at a minimum, the first payment of such Fee shall be paid upon execution of this Agreement, and in the event that only a portion of the first calendar month is included in the Term, such first Fee shall be reduced pro-rata. Tenant hereby acknowledges that he or she has paid the following:

Security Deposit	\$ _____.
Pro Rate of 1st Month	\$ <u>20.30</u> .
_____ Month (s) rent	\$ _____.
TOTAL	\$ <u>20.30</u> .

Rent is due on the first of each month, inspite of date of possession of parking space.

Revised 6/7/96

ENCLOSED PARKING AGREEMENT

THIS AGREEMENT is made as of Aug 19, 1996 by and between Hamline Park Plaza Partnership ("Manager") and ~~Hamline Park Plaza Partnership~~ Anderson ("User").

1. Parking Space. Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No.(s) 140 25, 26, 27. Manager further reserves the right to redesignate an alternative location for the Parking Space within the bottom level of the Ramp.

2. Access. User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security card to enable such access. User shall not allow any other person to possess or use such card. User shall return the same upon expiration of this Agreement. User has deposited \$50 per parking space with Manager to secure the return of the access card, payment of any past due rent and Manager shall retain such deposit if the card is not so returned or user has not paid any past due rent. Manager shall at all times have access to the Parking Space.

3. Term. The Term of this Agreement shall commence Oct 1, 1996 (the "Commencement Date") and shall thereafter continue for 24 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of 9/30/98. This lease will automatically renew for a one year term effective on the above ending date and according to the same terms and price of this lease, if neither party has given a termination notice at least 60 days prior to the above ending date.

4. Fee. User shall pay to Manager a fee of \$ 225 per, month, (month, annually) payable in monthly (monthly, or annual) installments; provided that, at a minimum, the first payment of such Fee shall be paid upon execution of this Agreement, and in the event that only a portion of the first calendar month is included in the Term, such first Fee shall be reduced pro-rata. Tenant hereby acknowledges that he or she has paid the following:

Security Deposit	\$ <u>—</u>	<u>on file</u>
Pro Rate of 1st Month	\$ <u>—</u>	
Month (s) rent	\$ <u>—</u>	
TOTAL	\$ <u>225</u>	<u>10/01/96</u>

Rent is due on the first of each month, inspite of date of possession of parking space.

Sign & return

Revised 8/11/98

ENCLOSED PARKING AGREEMENT

THIS AGREEMENT is made as of Sept. 18, 1998, by and between
Hamline Park Plaza Partnership ("Manager") and ~~Anderson~~ Anderson
("User").

1. Parking Space. Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No.(s) HP 25, 26, 27. Manager further reserves the right to redesignate an alternative location for the Parking Space within the bottom level of the Ramp. 9-1-98

2. Access. User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security card to enable such access. User shall not allow any other person to possess or use such card. User shall return the same upon expiration of this Agreement. User has deposited an amount equal to one months rent per parking space with Manager to secure the return of the access card, payment of any past due rent and Manager shall retain such deposit if the card is not so returned or user has not paid any past due rent. Manager shall at all times have access to the Parking Space.

3. Term. The Term of this Agreement shall commence Oct. 1, 1998 (the "Commencement Date") and shall thereafter continue for 12 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of Sept. 30, 99.

4. Fee. User shall pay to Manager a fee of \$ 225.00 per, month, (month, lease term) payable in 12 (monthly, or one) installments; provided that, at a minimum, the first payment of such Fee shall be paid upon execution of this Agreement, and in the event that only a portion of the first calendar month is included in the Term, such first Fee shall be reduced pro-rata. Tenant hereby acknowledges that he or she has paid the following:

Security Deposit	\$ <u>225.00</u>
Pro Rate of 1st Month	\$ <u>225.00</u>
<u>1</u> Month (s) rent	\$ <u>225.00</u>
TOTAL	\$ <u>225.00</u>

Rent is due on the first of each month, inspite of date of possession of parking space.

Oct. Rent for 1998 IS free.
Payment Begin Nov. 1st, 1998 for eleven months

Tenant

Return
COPY

Revised 8/11/98

OK has been
returned

ENCLOSED PARKING AGREEMENT

THIS AGREEMENT is made as of Aug 3, 1999 by and between
Hamline Park Plaza Partnership ("Manager") and [REDACTED] . Andersen
("User").

J.S.A.

1. Parking Space. Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No.(s) 147 25, 26, 27. Manager further reserves the right to redesignate an alternative location for the Parking Space within the bottom level of the Ramp.

J.S.A.

2. Access. User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security card to enable such access. User shall not allow any other person to possess or use such card. User shall return the same upon expiration of this Agreement. User has deposited an amount equal to one month's rent per parking space with Manager to secure the return of the access card, payment of any past due rent and Manager shall retain such deposit if the card is not so returned or user has not paid any past due rent. Manager shall at all times have access to the Parking Space.

3. Term. The Term of this Agreement shall commence Nov 1, 1999 (the "Commencement Date") and shall thereafter continue for calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of Oct 31, 2000.

4. Fee. User shall pay to Manager a fee of \$ 225.00 per, month, (month, lease term) payable in monthly (monthly, or one) installments; provided that, at a minimum, the first payment of such Fee shall be paid upon execution of this Agreement, and in the event that only a portion of the first calendar month is included in the Term, such first Fee shall be reduced pro-rata. Tenant hereby acknowledges that he or she has paid the following:

Security Deposit	\$ <u>225.00</u>
Pro Rate of 1st Month	\$ <u>225.00</u>
<u>1</u> Month (s) rent	\$ <u>225.00</u>
TOTAL	\$ <u>225.00</u>

Rent is due on the first of each month, inspite of date of possession of parking space.

Oct. Rent for 1999 IS Free.

Payment begins Nov 1st 1999 for 12 months.

Revised 7/18/2000

ENCLOSED PARKING AGREEMENT

THIS AGREEMENT is made as of Oct. 24, 2000 by and between
Hamline Auto Storage ("Manager") and ~~Anderson~~ Anderson ("User").

1. Parking Space. Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure or the bottom level of the existing office building located at 570 Asbury Street, St. Paul, Minnesota (such structures being hereinafter referred to as the "Ramp" and the "Office Building"), and is identified as No.(s) H 25/26/27. Manager further reserves the right to redesignate an alternative location for the Parking Space within the ^{heated} bottom level of the Ramp or Office Building.

2. Access. User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp or Office Building (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security card to enable such access. User shall not allow any other person to possess or use such card. User shall return the same upon expiration of this Agreement.

3. Term. The Term of this Agreement shall commence Nov. 1, 2000 (the "Commencement Date") and shall thereafter continue for 12 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of Oct. 31, 2001. If no written notice is given, then the lease is presumed to have expired at the end of the termination date.

4. Fee. User shall pay to Manager a fee of \$225.00 per lease term, payable ~~in one installment~~ per month.

Tenant hereby acknowledges that he or she has paid the following:

Security Deposit	\$ on file - 40.00.
<u>1</u> Month (s) rent	\$ <u>225.00</u> .
TOTAL	\$ <u>225.00</u> .

5. License. The rights of User under this Agreement shall constitute a license, and not a lease. The interest of User shall be subject and subordinate to each and every interest in the Ramp and the Office Building now existing or hereafter created.

6. Use of Parking Space. (a) User will use the Parking space solely for parking or storing of vehicles, provided that the vehicles shall be operational in order to ensure easy removal, and ~~that covering is provided by User for each vehicle.~~ User will also

Nov. Free Rent 2000

HAMLIN PARK PLAZA STORAGE

Car, Boat and Snowmobile Storage
Suite #100 Hamline Park Plaza

570 Asbury Street St. Paul, MN 55104

ENCLOSED/HEATED PARK/STORAGE AGREEMENT

THIS AGREEMENT is made as of Aug. 19 2001, by and between
Hamline Park Plaza Partnership (Owner) and (Manager) and

1. **Parking space** Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No. 24/25/26/27 Hatch. Manager further reserves the right to designate an alternative location for the Parking Space within the bottom level of the Ramp if manager deems it necessary.

2. **Access.** User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security code to enable such access. User shall not allow any other person access to the Parking Areas with user's code given by the manager. User's code will be deactivated upon expiration of this Agreement or due to any breach of this agreement.

3. **Term.** The Term of this Agreement shall commence on Nov. 1, 2001 (the "Commencement Date") and shall thereafter continue for 12 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of Oct. 31, 2002.

4. **Payment.** User shall pay to Manager a payment of \$3,300.00, payable in one (1) installment. Tenant hereby acknowledges that he or she has paid the following: 11 installments 74/

November rent is free
Security Deposit of \$35.00 to pay costs, if any, for the purpose of cleaning oil/gas/fluid or debris that remains at any time during or after the vehicle is removed. User will be liable for any and all costs for cleanup of fluids or debris that exceed this security deposit amount.

Security deposit \$35.00 TH

11 Month(s) rent \$300.00
TOTAL \$3300.00

5. **License.** The rights of User under this Agreement shall constitute a license, and not a lease. The interest of User shall be subject and subordinate to each and every interest in the Ramp now existing or hereafter created.

HAMLIN PARK PLAZA STORAGE

Car, Boat and Snowmobile Storage
Suite #100 Hamline Park Plaza
55104

570 Asbury Street St. Paul, MN

RETURN WITH CHECK
MAKE CHECKS PAYABLE TO:
HAMLIN PARK PLAZA STORAGE

ENCLOSED/HEATED PARK/STORAGE AGREEMENT

THIS AGREEMENT is made as of Sept. 22 2002, by and between
Hamline Park Plaza Partnership (Owner) and (Manager) and
[Redacted] Anderson

1. Parking space Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No. 24/25/26/27. Heated. Manager further reserves the right to designate an alternative location for the Parking Space within the bottom level of the Ramp if manager deems it necessary

2. Access. User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security code to enable such access. User shall not allow any other person access to the Parking Areas with user's code given by the manager. User's code will be deactivated upon expiration of this Agreement or due to any breach of this agreement.

3. Term. The Term of this Agreement shall commence on Nov. 1, 2002 (the "Commencement Date") and shall thereafter continue for 12 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of Oct. 31, 03.

4. Payment. User shall pay to Manager a payment of \$ 3,600.00, payable in one (1) installment. Tenant hereby acknowledges that he or she has paid the following: payments of 300.00 for 12 months

Security deposit

\$ 35.00

ON FILE

Security Deposit of \$35.00 to pay costs, if any, for the purpose of cleaning oil/gas/fluid or debris that remains at any time during or after the vehicle is removed. User will be liable for any and all costs

PD for nov. 10/1/03

HAMLIN PARK PLAZA STORAGE

Car, Boat and Snowmobile Storage
www.hamlineparkplazastorage.com
hppstorage@netzero.net

570 Asbury Street Suite 100
St. Paul, MN. 55104
Phone/Fax 651-641-0166

ENCLOSED/HEATED PARK/STORAGE AGREEMENT

THIS AGREEMENT is made as of Sept. 9 2003, by and between Hamline Park Plaza Partnership (Owner) and (Manager) and

Anderson
Tenant name

1. **Parking space** Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No. 24/25/26/27. Heated. Manager further reserves the right to designate an alternative location for the Parking Space within the bottom level of the Ramp if manager deems it necessary

2. **Access.** User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security code to enable such access. User shall not allow any other person access to the Parking Areas with user's code given by the manager. User's code will be deactivated upon expiration of this Agreement or due to any breach of this agreement.

3. **Term.** The Term of this Agreement shall commence on Nov. 1, 2003 (the "Commencement Date") and shall thereafter continue for 12 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of Oct. 31, 04

4. **Payment.** User shall pay to Manager a payment of \$ 4,400.00, payable in one (1) installment. Tenant hereby acknowledges that he or she has paid the following: 12 at 366.00 a month

Security deposit \$ 35.00

Security Deposit of \$35.00 to pay costs, if any, for the purpose of cleaning oil/gas/fluid or debris

on
File

Nov
1 - 1st payment
366.00

HAMLIN PARK PLAZA STORAGE

Car, Boat and Snowmobile Storage
www.hamlineparkplazastorage.com
hppstorage@netzero.net

570 Asbury Street Suite 100
St. Paul, MN. 55104
Phone/Fax 651-641-0166

ENCLOSED/HEATED PARK/STORAGE AGREEMENT

THIS AGREEMENT is made as of Sept. 1, 2004, by and between
Hamline Park Plaza Partnership (Owner) and (Manager) and

[REDACTED] Anderson
Tenant name

1. **Parking space** Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No. 24/25/26/27 Heated. Manager further reserves the right to designate an alternative location for the Parking Space within the bottom level of the Ramp if manager deems it necessary.

2. **Access.** User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security code to enable such access. User shall not allow any other person access to the Parking Areas with user's code given by the manager. User's code will be deactivated upon expiration of this Agreement or due to any breach of this agreement.

3. **Term.** The Term of this Agreement shall commence on Nov. 1, 2004 (the "Commencement Date") and shall thereafter continue for 12 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of Oct. 31, 05.

4. **Payment.** User shall pay to Manager a payment of \$ 4,400.00, payable in one (1) installment. Tenant hereby acknowledges that he or she has paid the following: 12 at 366.00 a month

Security deposit \$ 35.00.

Security Deposit of \$35.00 to pay costs, if any,
for the purpose of cleaning oil/gas/fluid or debris

Pa 9/26/05
4400.00
1014

RETURN WITH CHECK
MAKE CHECKS PAYABLE TO:
HAMLIN PARK PLAZA STORAGE

HAMLIN PARK PLAZA STORAGE

Car Storage

www.hamlinparkplazastorage.com

hppstorage@netzero.net

570 Asbury Street Suite 100

St. Paul, MN. 55104

Phone/Fax 651-641-0166

ENCLOSED/HEATED PARK/STORAGE AGREEMENT

THIS AGREEMENT is made as of September 1, 2005, by and between Hamline Park Plaza Partnership (Owner) and (Manager) and

Anderson

Tenant name

1. **Parking space** Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as **No. 24/25/26/27 Heated**. Manager further reserves the right to designate an alternative location for the Parking Space within the bottom level of the Ramp if manager deems it necessary.

2. **Access.** User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security code to enable such access. User shall not allow any other person access to the Parking Areas with user's code given by the manager. User's code will be deactivated upon expiration of this Agreement or due to any breach of this agreement.

3. **Term.** The Term of this Agreement shall commence on **November 1, 2005** (the "Commencement Date") and shall thereafter continue for **12 calendar months**. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of **October 31, 2006**.

4. **Payment.** User shall pay to Manager a payment of **\$ 4,400.00**, payable in one (1) installment. Tenant hereby acknowledges that he or she has paid the following:

Security deposit \$ 35.00, on file

Security Deposit of \$35.00 to pay costs, if any, for the purpose of cleaning oil/gas/fluid or debris that remains at any time during or after the vehicle

RETURN WITH CHECK
MAKE CHECKS PAYABLE TO:
HAMLINE PARK PLAZA STORAGE

HAMLINE PARK PLAZA STORAGE

Car, Boat and Snowmobile Storage
www.hamlineparkplazastorage.com
hppstorage@netzero.net

570 Asbury Street Suite 100
St. Paul, MN. 55104
Phone/Fax 651-641-0166

ENCLOSED/HEATED PARK/STORAGE AGREEMENT

THIS AGREEMENT is made as of Sept. 1, 2004, by and between
Hamline Park Plaza Partnership (Owner) and (Manager) and

[REDACTED] Anderson
Tenant name

1. **Parking space** Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No. 24/25/26/27 Heated. Manager further reserves the right to designate an alternative location for the Parking Space within the bottom level of the Ramp if manager deems it necessary.

2. **Access.** User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security code to enable such access. User shall not allow any other person access to the Parking Areas with user's code given by the manager. User's code will be deactivated upon expiration of this Agreement or due to any breach of this agreement.

3. **Term.** The Term of this Agreement shall commence on Nov. 1, 2004 (the "Commencement Date") and shall thereafter continue for 12 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of Oct. 31, 05.

4. **Payment.** User shall pay to Manager a payment of \$4,400.00, payable in one (1) installment. Tenant hereby acknowledges that he or she has paid the following: 12 at 366.00 a month

Security deposit \$35.00.

Security Deposit of \$35.00 to pay costs, if any,
for the purpose of cleaning oil/gas/fluid or debris

HAMLIN PARK PLAZA AUTO STORAGE

Auto Storage
www.hamlineparkplazastorage.com

570 Asbury Street, Suite 100
St. Paul, MN 55104
Phone 651-641-0166
Fax 651-646-3611

ENCLOSED/HEATED PARK/STORAGE AGREEMENT

THIS AGREEMENT is made as of August 30, 2006, by and between
James R. Councilman dba Hamline Park Office Plaza (Owner) and (Manager) and
[REDACTED] Anderson (User).

1. **Parking space** Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No. 24, 25, 26 & 27, Area 1-Heated. Manager further reserves the right to designate an alternative location for the Parking Space within the bottom level of the Ramp if manager deems it necessary.

2. **Access.** User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security code to enable such access. User shall not allow any other person access to the Parking Areas with user's code given by the manager. User's code will be deactivated upon expiration of this Agreement or due to any breach of this agreement.

3. **Term.** The Term of this Agreement shall commence on November 1, 2006 (the "Commencement Date") and shall thereafter continue for **12 calendar months**. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of October 31, 2007.

4. **Payment.** User shall pay to Manager a payment of **\$4,800.00** payable in one installment. Tenant hereby acknowledges that he or she has paid the following:

Security deposit \$N/A

Security Deposit of \$50.00 to pay costs, if any, for the purpose of cleaning oil/gas/fluid or debris that remains at any time during or after the vehicle is removed. User will be liable

**Hamline Park Plaza Auto Storage
Agreement Addendum**

ALL TERMS and conditions of the lease between James R. Councilman dba Hamline Park Office Building, (Owner) and (Manager) and [REDACTED] Anderson (User) signed on August 30, 2006, will remain in full force and effect through this addendum signed Oct. 10, 2007, except for the following:

PARKING SPACE(S)

Manager agrees to allow User, for the term and payment described below, the use of the Parking Space(s) identified as No. 24, 25, 26 & 27, in Area 1.

TERM & RATE

This addendum shall be extended for a period of: **one (1) year at the yearly rate of \$4,800.00**, with and ending date of **October 31, 2008**, unless earlier terminated as provided in the lease. The amount due that corresponds with the term will be forwarded as payment in full.

IN WITNESS WHEREOF, the parties have executed this lease addendum as of the date above written.

MANAGER

Allen K. [Signature]
Hamline Park Plaza Auto Storage
570 Asbury Street, Suite 100
St. Paul, MN 55104

USER- [REDACTED] ANDERSON

[REDACTED] Anderson
Please update this information if there have been changes:

Address: _____

Home _____ - _____ - _____

Work _____ - _____ - _____

Mobile _____ - _____ - _____

E-Mail: _____

Car Information, to be completed as part of this lease:

Make: _____

Model: _____

License Plate: _____

Trailer License Plate No. _____

Insurance: _____

Agent Name: _____

Policy No: _____

} No Changes
OK'd.
10-10-2007

[] I WILL NOT BE RENEWING MY AGREEMENT, YOU MAY BEGIN MARKETING MY SPACE AND I WILL HAVE MY VEHICLE MOVED AT THE END OF MY CURRENT TERM.

**Hamline Park Plaza Auto Storage
Agreement Addendum**

ALL TERMS and conditions of the lease between **James R. Councilman dba Hamline Park Office Building**, (Owner) and (Manager) and **[REDACTED] Anderson** (User) signed on **August 30, 2006**, will remain in full force and effect through this addendum signed **September 18, 2008**, except for the following:

PARKING SPACE(S)

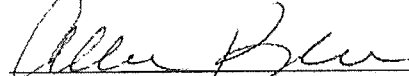
Manager agrees to allow User, for the term and payment described below, the use of the Parking Space(s) identified as **No. 24, 25, 26 and 27, in Area 1.**

TERM & RATE

This addendum shall be extended for a period of: **One (1) year at the rate of \$4,800.00**, with and ending date of **October 31, 2009**, unless earlier terminated as provided in the lease. The amount due that corresponds with the term will be forwarded as payment in full.

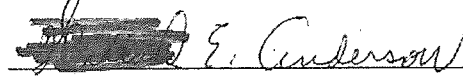
IN WITNESS WHEREOF, the parties have executed this lease addendum as of the date above written.

MANAGER



Hamline Park Plaza Auto Storage
570 Asbury Street, Suite 103A
St. Paul, MN 55104

USER: [REDACTED] ANDERSON



Please update this information if there have been changes:

Address: _____

Home _____ - _____ - _____

Work _____ - _____ - _____

Mobile _____ - _____ - _____

E-Mail: _____

Car Information, to be completed as part of this lease:

Make: _____

Model: _____

License Plate: _____

Trailer License Plate No. _____

Insurance: _____

Agent Name: _____

Policy No: _____

**[] I WILL NOT BE RENEWING MY AGREEMENT, YOU MAY BEGIN
MARKETING MY SPACE AND I WILL HAVE MY VEHICLE MOVED AT THE END
OF MY CURRENT TERM.**

**Hamline Park Plaza Auto Storage
Agreement Addendum**

ALL TERMS and conditions of the lease between James R. Councilman dba Hamline Park Office Building, (Owner) and (Manager) and [REDACTED] Anderson (User) signed on August 30, 2006, will remain in full force and effect through this addendum signed October 7, 2009, except for the following:

PARKING SPACE(S)

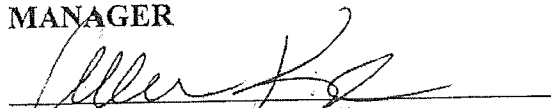
Manager agrees to allow User, for the term and payment described below, the use of the Parking Space(s) identified as No. 24, 25, 26 and 27, in Area 1.

TERM & RATE

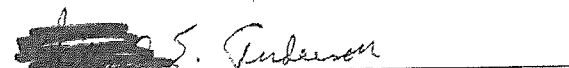
This addendum shall be extended for a period of: Twelve (12) months at the rate of \$4,800.00, with and ending date of October 31, 2010, unless earlier terminated as provided in the lease. The amount due that corresponds with the term will be forwarded as payment in full.

IN WITNESS WHEREOF, the parties have executed this lease addendum as of the date above written.

MANAGER


Hamline Park Plaza Auto Storage
570 Asbury Street, Suite 103A
St. Paul, MN 55104

USER- [REDACTED] ANDERSON


Please update this information if there have been changes:

Address:

Home _____
Work _____
Mobile _____
E-Mail: _____

Car Information, to be completed as part of this lease:

Make: _____
Model: _____
License Plate: _____
Trailer License Plate No. _____

Insurance: _____

Agent Name: _____

Policy No: _____

[] I WILL NOT BE RENEWING MY AGREEMENT, YOU MAY BEGIN MARKETING MY SPACE AND I WILL HAVE MY VEHICLE MOVED AT THE END OF MY CURRENT TERM.

**Hamline Park Plaza Auto Storage
Agreement Addendum**

ALL TERMS and conditions of the lease between James R. Councilman dba Hamline Park Office Building, (Owner) and (Manager) and [REDACTED] Anderson (User) signed on **August 30, 2006**, will remain in full force and effect through this addendum signed September 29, 2010, except for the following:

PARKING SPACE(S)

Manager agrees to allow User, for the term and payment described below, the use of the Parking Space(s) identified as No. 24, 25, 26 and 27, in Area 1.

TERM & RATE

This addendum shall be extended for a period of: **one (1) year at the rate of \$4,800.00**, with an annual renewal date of November 1st, unless earlier terminated as provided in the lease. *The agreement will automatically renew for a subsequent one year term unless the User notifies Owner that they wish to cancel the agreement within 60 days of the annual renewal date.* The amount due that corresponds with the term will be forwarded as payment in full.

IN WITNESS WHEREOF, the parties have executed this lease addendum as of the date above written.

MANAGER

Aliese Kjes
Hamline Park Plaza Auto Storage
570 Asbury Street, Suite 103A
St. Paul, MN 55104

USER- [REDACTED] ANDERSON

[REDACTED] E. Anderson 10-20-10
Please update this information if there have been changes:

Address: _____

Home _____ - _____ - _____

Work _____ - _____ - _____

Mobile _____ - _____ - _____

E-Mail: _____

Car Information, to be completed as part of this lease:

Make: _____

Model: _____

License Plate: _____

Trailer License Plate No. _____

Insurance: _____

Agent Name: _____

Policy No: _____

Lortiz lease agreement

(2010-2014)

HAMLIN PARK PLAZA AUTO STORAGE

Auto Storage

www.hamlineparkstorage.com

570 Asbury Street, Suite 103A

St. Paul, MN 55104

Phone 651-641-0166

Fax 651-646-3611

ENCLOSED/HEATED PARK/STORAGE AGREEMENT

THIS AGREEMENT is made as of September 7, 2010, by and between James R. Councilman dba Hamline Park Office Plaza (Owner) and (Manager) and [REDACTED] Loritz (User).

1. **Parking space** Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as **No. 10, Area 1 – Heated**. Manager further reserves the right to designate an alternative location for the Parking Space within the bottom level of the Ramp if manager deems it necessary.

2. **Access.** User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security code to enable such access. User shall not allow any other person access to the Parking Areas with user's code given by the manager. User's code will be deactivated upon expiration of this Agreement or due to any breach of this agreement.

3. **Term.** The Term of this Agreement shall commence on **October 15, 2010** (the "Commencement Date") and shall thereafter continue for **6 calendar months**. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of **April 15, 2011**.

4. **Payment.** User shall pay to Manager a payment of **\$840.00** payable in one installment. User hereby acknowledges that he or she has paid the following:

Security deposit \$N/A

HAMLIN PARK PLAZA AUTO STORAGE

Auto Storage

570 Asbury Street, Suite 103A

St. Paul, MN 55104

Phone 651-641-0166

Fax 651-646-3611

Pd 840.00
EK #144954
10-11-11

ENCLOSED/HEATED PARK/STORAGE AGREEMENT

THIS AGREEMENT is made as of September 1, 2011, by and between James R. Councilman dba Hamline Park Office Plaza (Owner) and (Manager) and Loritz (User).

1. **Parking space** Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No. 10, Area 1 - Heated. Manager further reserves the right to designate an alternative location for the Parking Space within the bottom level of the Ramp if manager deems it necessary.

2. **Access.** User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security code to enable such access. User shall not allow any other person access to the Parking Areas with user's code given by the manager. User's code will be deactivated upon expiration of this Agreement or due to any breach of this agreement.

3. **Term.** The Term of this Agreement shall commence on October 15, 2011 (the "Commencement Date") and shall thereafter continue for 6 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of April 15, 2012.

4. **Payment.** User shall pay to Manager a payment of \$840.00 payable in one installment. User hereby acknowledges that he or she has paid the following:

Security deposit \$N/A

HAMLIN PARK PLAZA AUTO STORAGE

Auto Storage

www.hamlineparkstorage.com

570 Asbury Street, Suite 103A

St. Paul, MN 55104

Phone 651-641-0166

Fax 651-646-3611

ENCLOSED/HEATED PARK/STORAGE AGREEMENT

THIS AGREEMENT is made as of September 18, 2012, by and between **James R. Councilman dba Hamline Park Office Plaza** (Owner) and (Manager) and **Loritz** (User).

1. **Parking space** Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as **No. 10, Area 1 -Heated**. Manager further reserves the right to designate an alternative location for the Parking Space within the bottom level of the Ramp if manager deems it necessary.

2. **Access.** User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security code to enable such access. User shall not allow any other person access to the Parking Areas with user's code given by the manager. User's code will be deactivated upon expiration of this Agreement or due to any breach of this agreement.

3. **Term.** The Term of this Agreement shall commence on **October 15, 2012** (the "Commencement Date") and shall thereafter continue for **6 calendar months**. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of **April 15, 2013**.

4. **Payment.** User shall pay to Manager a payment of **\$840.00** payable in one installment. User hereby acknowledges that he or she has paid the following:

Security deposit \$N/A

HAMLIN PARK PLAZA AUTO STORAGE

Auto Storage
www.hamlineparkstorage.com

570 Asbury Street, Suite 103A
St. Paul, MN 55104
Phone 651-641-0166
Fax 651-646-3611

ENCLOSED/HEATED PARK/STORAGE AGREEMENT

THIS AGREEMENT is made as of September 27, 2013, by and between
James R. Councilman dba Hamline Park Office Plaza (Owner) and (Manager) and
[REDACTED] Loritz (User).

1. **Parking space** Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as **No. 10, Area 1 -Heated**. Manager further reserves the right to designate an alternative location for the Parking Space within the bottom level of the Ramp if manager deems it necessary.

2. **Access.** User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security code to enable such access. User shall not allow any other person access to the Parking Areas with user's code given by the manager. User's code will be deactivated upon expiration of this Agreement or due to any breach of this agreement.

3. **Term.** The Term of this Agreement shall commence on **October 15, 2013** (the "Commencement Date") and shall thereafter continue for **6 calendar months**. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of **April 15, 2014**.

4. **Payment.** User shall pay to Manager a payment of **\$840.00** payable in one installment. User hereby acknowledges that he or she has paid the following:

Security deposit \$N/A

Bahl lease agreement

(1997-2008)

Revised 6/7/96

ENCLOSED PARKING AGREEMENT

THIS AGREEMENT is made as of May 13, 1997, by and between Hamline Park Plaza Partnership ("Manager") and [REDACTED] Bahl ("User").

1. Parking Space. Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No.(s) 55. Manager further reserves the right to redesignate an alternative location for the Parking Space within the bottom level of the Ramp.

2. Access. User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security card to enable such access. User shall not allow any other person to possess or use such card. User shall return the same upon expiration of this Agreement. User has deposited \$50 per parking space with Manager to secure the return of the access card, payment of any past due rent and Manager shall retain such deposit if the card is not so returned or user has not paid any past due rent. Manager shall at all times have access to the Parking Space.

3. Term. The Term of this Agreement shall commence May 1, 1997 (the "Commencement Date") and shall thereafter continue for 6 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of October 31, 1997. This lease will automatically renew for a one year term effective on the above ending date and according to the same terms and price of this lease, if neither party has given a termination notice at least 60 days prior to the above ending date.

4. Fee. User shall pay to Manager a fee of \$ 65.00 per, _____, (month, annually) payable in one-time payment (monthly, or annual) installments; provided that, at a minimum, the first payment of such Fee shall be paid upon execution of this Agreement, and in the event that only a portion of the first calendar month is included in the Term, such first Fee shall be reduced pro-rata. Tenant hereby acknowledges that he or she has paid the following:

Security Deposit	\$ <u>—</u>	Carried over
Pro Rate of 1st Month	\$ <u>—</u>	
<u>6</u> Month (s) rent	\$ <u>325.00</u>	
TOTAL	\$ <u>325.00</u>	

Rent is due on the first of each month, inspite of date of possession of parking space.

Pay up front - 1 month free

Revised 6/7/96

ENCLOSED PARKING AGREEMENT

THIS AGREEMENT is made as of Aug. 30, 1997, by and between Hamline Park Plaza Partnership ("Manager") and ~~Hamline Park Plaza~~ Ball ("User").

1. Parking Space. Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No.(s) 55. Manager further reserves the right to redesignate an alternative location for the Parking Space within the bottom level of the Ramp.

2. Access. User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security card to enable such access. User shall not allow any other person to possess or use such card. User shall return the same upon expiration of this Agreement. User has deposited \$50 per parking space with Manager to secure the return of the access card, payment of any past due rent and Manager shall retain such deposit if the card is not so returned or user has not paid any past due rent. Manager shall at all times have access to the Parking Space.

3. Term. The Term of this Agreement shall commence Nov. 1, 1997 (the "Commencement Date") and shall thereafter continue for 6 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of April 30, 98. This lease will automatically renew for a one year term effective on the above ending date and according to the same terms and price of this lease, if neither party has given a termination notice at least 60 days prior to the above ending date.

4. Fee. User shall pay to Manager a fee of \$ 60.00 per, (month, annually) payable in one flat payment (monthly, or annual) installments; provided that, at a minimum, the first payment of such Fee shall be paid upon execution of this Agreement, and in the event that only a portion of the first calendar month is included in the Term, such first Fee shall be reduced pro-rata. Tenant hereby acknowledges that he or she has paid the following:

Security Deposit	\$ <u>—</u> on file
Pro Rate of 1st Month	\$ <u>—</u>
<u>6</u> Month (s) rent	\$ <u>325.00</u>
TOTAL	\$ <u>325.00</u>

Rent is due on the first of each month, inspite of date of possession of parking space.

Your lease . #55-
\$600.00

Please sign & return with

Check

Thank you

Terr
Ann

Revised 9/22/97

ENCLOSED PARKING AGREEMENT

THIS AGREEMENT is made as of April 2, 1998, by and between Hamline Park Plaza Partnership ("Manager") and Bah ("User").

1. Parking Space. Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No.(s) 55. Manager further reserves the right to redesignate an alternative location for the Parking Space within the bottom level of the Ramp.

2. Access. User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security card to enable such access. User shall not allow any other person to possess or use such card. User shall return the same upon expiration of this Agreement. User has deposited \$50 per parking space with Manager to secure the return of the access card, payment of any past due rent and Manager shall retain such deposit if the card is not so returned or user has not paid any past due rent. Manager shall at all times have access to the Parking Space.

3. Term. The Term of this Agreement shall commence May 1, 1998 (the "Commencement Date") and shall thereafter continue for 12 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of April 30, 98.

4. Fee. User shall pay to Manager a fee of \$ 600.00 per, (month, annually) payable in one time (monthly, or annual) installments; provided that, at a minimum, the first payment of such Fee shall be paid upon execution of this Agreement, and in the event that only a portion of the first calendar month is included in the Term, such first Fee shall be reduced pro-rata. Tenant hereby acknowledges that he or she has paid the following:

Security Deposit	\$ <u>-</u> <i>off file</i>
Pro Rate of 1st Month	\$ <u>-</u>
<u>12</u> Month (s) rent	\$ <u>600.00</u>
TOTAL	\$ <u>600.00</u>

Rent is due on the first of each month, inspite of date of possession of parking space.

5. License. The rights of User under this Agreement shall constitute a license, and not a lease. The interest of User shall be subject and subordinate to each and every interest in the Ramp now existing or hereafter created.

ENCLOSED PARKING AGREEMENT

THIS AGREEMENT is made as of Oct. 15, 1999, by and between
Hamline Park Plaza Partnership ("Manager") and ~~Hamline Park Plaza Partnership~~ Bahl
("User").

1. Parking Space. Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No.(s) 55. Manager further reserves the right to redesignate an alternative location for the Parking Space within the bottom level of the Ramp.

2. Access. User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security card to enable such access. User shall not allow any other person to possess or use such card. User shall return the same upon expiration of this Agreement. User has deposited an amount equal to one months rent per parking space with Manager to secure the return of the access card, payment of any past due rent and Manager shall retain such deposit if the card is not so returned or user has not paid any past due rent. Manager shall at all times have access to the Parking Space.

3. Term. The Term of this Agreement shall commence Dec. 1, 1999 (the "Commencement Date") and shall thereafter continue for 12 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of Nov. 30, 2000.

4. Fee. User shall pay to Manager a fee of \$ 550.00 per, lease term, (month, lease term) payable in one (monthly, or one) installments; provided that, at a minimum, the first payment of such Fee shall be paid upon execution of this Agreement, and in the event that only a portion of the first calendar month is included in the Term, such first Fee shall be reduced pro-rata. Tenant hereby acknowledges that he or she has paid the following:

Security Deposit	\$ <u>0</u> .
Pro Rate of 1st Month	\$ <u>0</u> .
<u>12</u> Month (s) rent	\$ <u>550.00</u>
TOTAL	\$ <u>550.00</u>

Rent is due on the first of each month, inspite of date of possession of parking space.

Sign & return

Revised 8/11/98

ENCLOSED PARKING AGREEMENT

THIS AGREEMENT is made as of MAY 12, 1999, by and between Hamline Park Plaza Partnership ("Manager") and ~~XXXXXX~~ Bahl ("User").

1. Parking Space. Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No.(s) CC. Manager further reserves the right to redesignate an alternative location for the Parking Space within the bottom level of the Ramp.

2. Access. User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security card to enable such access. User shall not allow any other person to possess or use such card. User shall return the same upon expiration of this Agreement. User has deposited an amount equal to one months rent per parking space with Manager to secure the return of the access card, payment of any past due rent and Manager shall retain such deposit if the card is not so returned or user has not paid any past due rent. Manager shall at all times have access to the Parking Space.

3. Term. The Term of this Agreement shall commence MAY 1, 1999 (the "Commencement Date") and shall thereafter continue for 2 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of Nov. 30, 99.

4. Fee. User shall pay to Manager a fee of \$ 275.00 per, one time, (month, lease term) payable in _____ (monthly, or one) installments; provided that, at a minimum, the first payment of such Fee shall be paid upon execution of this Agreement, and in the event that only a portion of the first calendar month is included in the Term, such first Fee shall be reduced pro-rata. Tenant hereby acknowledges that he or she has paid the following:

Security Deposit	\$ <u>- on file</u>
Pro Rate of 1st Month	\$ _____
<u>2</u> Month (s) rent	\$ <u>275.00</u>
TOTAL	\$ <u>275.00</u>

Rent is due on the first of each month, inspite of date of possession of parking space.

received check on MAY 9, for 275.00 -

Revised 7/18/2000

ENCLOSED PARKING AGREEMENT

THIS AGREEMENT is made as of Jul. 31, 2000, by and between
Hamline Auto Storage ("Manager") and Buhl ("User").

1. Parking Space. Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure or the bottom level of the existing office building located at 570 Asbury Street, St. Paul, Minnesota (such structures being hereinafter referred to as the "Ramp" and the "Office Building"), and is identified as No.(s) 55. Manager further reserves the right to redesignate an alternative location for the Parking Space within the bottom level of the Ramp or Office Building.

2. Access. User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp or Office Building (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security card to enable such access. User shall not allow any other person to possess or use such card. User shall return the same upon expiration of this Agreement.

3. Term. The Term of this Agreement shall commence Dec, 2000 (the "Commencement Date") and shall thereafter continue for 9 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of Aug. 31, 2001. If no written notice is given, then the lease is presumed to have expired at the end of the termination date.

4. Fee. User shall pay to Manager a fee of \$ 400.00 per lease term, payable in one installment.

Tenant hereby acknowledges that he or she has paid the following:

Security Deposit	\$ <u>500.00</u>
<u>9</u> Month (s) rent	\$ <u>400.00</u>
TOTAL	\$ <u>900.00</u>

5. License. The rights of User under this Agreement shall constitute a license, and not a lease. The interest of User shall be subject and subordinate to each and every interest in the Ramp and the Office Building now existing or hereafter created.

6. Use of Parking Space. (a) User will use the Parking space solely for parking or storing of vehicles, provided that the vehicles shall be operational in order to ensure easy removal, and that covering is provided by User for each vehicle. User will also

HAMLIN PARK PLAZA STORAGE

Car, Boat and Snowmobile Storage

Suite #100 Hamline Park Plaza

570 Asbury Street St. Paul, MN 55104

ENCLOSED/HEATED PARK/STORAGE AGREEMENT

THIS AGREEMENT is made as of Aug. 15 2001, by and between Hamline Park Plaza Partnership (Owner) and (Manager) and

Paul

1. **Parking space** Manager hereby agrees to allow User, for the term and upon the conditions hereinafter provided, the use of the Parking Space(s) described below. The Parking Space is located in the bottom level of the parking structure located at 570 Asbury Street, St. Paul, Minnesota (such structure being hereinafter referred to as the "Ramp"), and is identified as No. C5. Manager further reserves the right to designate an alternative location for the Parking Space within the bottom level of the Ramp if manager deems it necessary

2. **Access.** User shall have the right to use the accesses, drive-through areas and stairwells in and about the Ramp (collectively "Access Areas"), for vehicle and pedestrian access to and from the Parking Space, subject to such rules and regulations as Manager may establish from time to time. Manager shall provide User a security code to enable such access. User shall not allow any other person access to the Parking Areas with user's code given by the manager. User's code will be deactivated upon expiration of this Agreement or due to any breach of this agreement.

3. **Term.** The Term of this Agreement shall commence on Sept. 1, 2001, 2001 (the "Commencement Date") and shall thereafter continue for 13 calendar months. Either party may terminate this Agreement effective at the end of this lease term by giving written notice sixty (60) days prior to the ending date of Sept. 30, 2002

4. **Payment.** User shall pay to Manager a payment of \$ 550.00, payable in one (1) installment. Tenant hereby acknowledges that he or she has paid the following:

Security deposit \$ 35.00 \$ 50.00 on file

Security Deposit of \$35.00 to pay costs, if any, for the purpose of cleaning oil/gas/fluid or debris that remains at any time during or after the vehicle is removed. User will be liable for any and all costs for cleanup of fluids or debris that exceed this security deposit amount.

13 Month (s) rent \$ 550.00
TOTAL \$ 550.00

5. **License.** The rights of User under this Agreement shall constitute a license, and not a lease. The interest of User shall be subject and subordinate to each and every interest in the Ramp now existing or hereafter created.

**Hamline Park Plaza Auto Storage
Agreement Addendum**

ALL TERMS and conditions of the lease between James R. Councilman dba Hamline Park Office Building, (Owner) and (Manager) and [REDACTED] Bahl (User) signed on August 25, 2006, will remain in full force and effect through this addendum signed October 5, 2007, except for the following:

PARKING SPACE(S)

Manager agrees to allow User, for the term and payment described below, the use of the Parking Space(s) identified as No. 55, in Area 2.

TERM & RATE

This addendum shall be extended for a period of: **one (1) year at the yearly rate of \$960.00**, with and ending date of **October 31, 2008**, unless earlier terminated as provided in the lease. The amount due that corresponds with the term will be forwarded as payment in full.

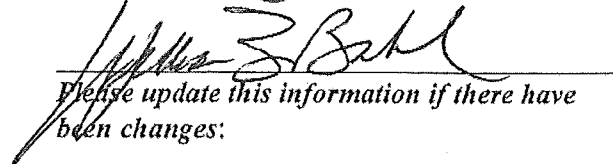
IN WITNESS WHEREOF, the parties have executed this lease addendum as of the date above written.

MANAGER



Hamline Park Plaza Auto Storage
570 Asbury Street, Suite 100
St. Paul, MN 55104

USER- [REDACTED] BAHL



Please update this information if there have been changes:

Address:

[REDACTED] Jefferson
St Paul

Home [REDACTED] 688 4481

Work - - -

Mobile [REDACTED] 448 7224

E-Mail: [REDACTED] [REDACTED]@[REDACTED].com

Car Information, to be completed as part of this lease:

Make: PONTIAC

Model: Bonneville Convertible

License Plate: LJC 501

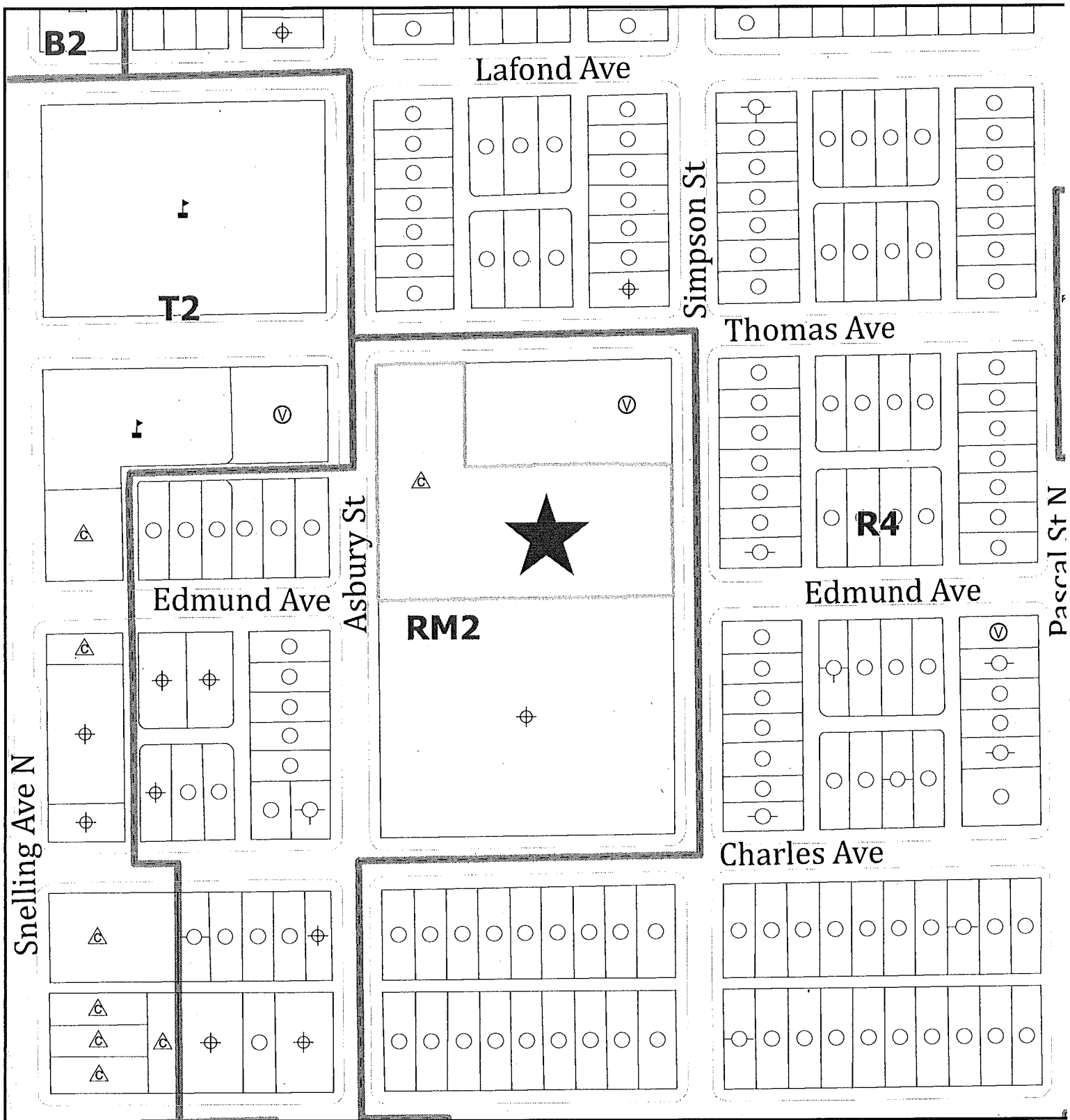
Trailer License Plate No. NONE

Insurance: Economy Premier ASSURANCE Co

Agent Name: Jack Brodt

Policy No: 1834522440

[] I WILL NOT BE RENEWING MY AGREEMENT, YOU MAY BEGIN MARKETING MY SPACE AND I WILL HAVE MY VEHICLE MOVED AT THE END OF MY CURRENT TERM.











APPLICANT James and Mary Councilman

APPLICATION TYPE Establishment of NCUP

FILE # 14-193576 DATE 4/10/2014

PLANING DISTRICT 11

ZONING MAP # 8

- | | | | |
|---|----------------------|---|--------------------------|
|  | Commercial & Office |  | Residential One Family |
|  | Industrial & Utility |  | Residential Two Family |
|  | Institutional |  | Residential Three Family |
|  | Vacant/Undeveloped |  | Multifamily |

