



**CITY OF LA CROSSE
ENGINEERING DEPARTMENT
400 LA CROSSE ST
LA CROSSE, WI 54601-3396
PHONE: 608-789-7505
FAX: 608-789-8184**

February 25, 2021

Project: 1641-02-22

Parcel: 31-219

County: La Crosse

RE: Tenant RHP Replacement Residential Claim (Second Installment)

Dear Ms. Johnsrud:

The following relocation claim for parcel 31-219 is enclosed and recommended for review and approval:

Parcel	Claim	Payable to	Amount
31-219	RHP-Tenant Tenant	James & Constance Garson	\$12,160.00

Mr. & Mrs. Garson entered into a one-year lease agreement with Roush Rentals, LLC starting July 1, 2020. The monthly rental amount for the replacement is \$1,175 plus \$110 a month for heat and electricity for a total of \$1,285 base monthly rent. As of December 31, 2020, Mr. & Mrs. Garson have been at the replacement property for 6 months. The lease is enclosed for claim support.

The actual differential eligibility for Mr. & Mrs. Garson for a replacement housing payment is \$20,160. On June 18, 2020 a claim for the first installment of the RHP was approved in the amount of \$8,000. I verified that Mr. & Mrs. Garson are still living at the replacement site and is therefore eligible for the remainder of the differential in the amount of \$12,160.

Therefore, I recommend approval of the second installment of \$12,160 for the Replacement Housing Payment. In addition to the approved Replacement Housing Payment Computation, attached is confirmation of payment December and January's rent.

Please contact me at 715/421-9049 if you have any questions.

Thank you

Maria "Izzy" Krueger

Maria "Izzy" Krueger

WisDOT Statewide Relocation Specialist

Attachments

RELOCATION CLAIM - APPLICATION AND RELEASE

RE1527 08/2018

Wisconsin Department of Transportation

Claimant Name (print) James & Constance Garson	Date Claim Submitted to WisDOT 02/09/2021
Replacement Property Address 3850 Sunnyside Drive, #117, La Crosse WI 54601	Relocation Agent Name Maria Krueger
Subject Property Address 2350 south Avenue, Unit 219, La Crosse WI 54601	Actual Vacate Date from Subject 06/28/20

The relocation program is a reimbursement program. All items must be determined by WisDOT as actual, reasonable and necessary to receive reimbursement. All applicable federal and state statutory and administrative code provisions apply. Documentation of payment and work completion is required in submittal.

- Residential relocation Owner occupant (subject) Replacement - Purchase Move Only – no displaced persons
- Nonresidential relocation Tenant occupant (subject) Replacement - Rental
- Outdoor advertising sign relocation Landlord (subject)

AGREEMENT

In the event of a condemnation case, the Agency shall promptly pay a replacement housing payment, replacement business or farm payment. An advance payment shall be made when an agency determines the acquisition payment will be delayed because of condemnation proceedings. An agency's offer shall be used as the initial acquisition price in calculating the replacement payment. The payment shall be contingent on a person signing an affidavit of intent that:

- (a) the agency shall re-compute the replacement payment using the acquisition amount, as final negotiated and/or set by the court through condemnation proceedings;
- (b) the person shall refund the excess amount from the judgment when the amount awarded as acquisition amount plus any advance payment if it exceeds the amount paid for a replacement or the agency's determined cost of a comparable replacement. A person is not required to refund more than the advance payment. The payment shall be made after the condemnation proceedings are completed when a person does not sign an affidavit.

CERTIFICATION

I (We) certify that the foregoing statement is true and correct and that the damages described herein exist and I (we) have incurred these costs in the amount shown after each item. I (We) certify that I have not submitted any other claim for or received payment of any compensation for the benefit claimed herein as shown above. I (We) agree to accept the amounts as payment in full for the items claimed, and release the Wisconsin Department of Transportation and any public body, board or commission acting in its behalf, from any and all claims for damages arising through this project, for the listed items for which an amount is claimed.

<p><input checked="" type="checkbox"/> <u><i>James N Garson</i></u> <u>2-8-'21</u> <input checked="" type="checkbox"/> <u><i>Constance Garson</i></u> <u>2-8-'21</u></p> <p>Claimant Signature Date Claimant Signature Date</p> <p><u>James Garson</u> <u>Constance Garson</u></p> <p>Print Name Print Name</p>	
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WisDOT Use Only

Appropriate supporting documentation included:
Agent indicate items attached:
BTS returned for additional explanation/documentation, date: _____

I certify to the best of my knowledge the amount of the approved and this claim conforms to the applicable provisions of state and federal laws.

<p><input checked="" type="checkbox"/> <u><i>Maria Krueger</i></u> <u>02/25/21</u></p> <p>Relocation Agent Signature Date</p> <p><u>Maria Krueger</u></p> <p>Print Name</p>	<p><input checked="" type="checkbox"/> _____ _____</p> <p>BTS Relocation Facilitator Signature Date</p> <p><u>Tracey Johnsrud</u></p> <p>Print Name</p>
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Items Claimed	Reference	Amount Claimed	Amount Approved
Residential			
1. Moving expenses – Actual	Adm 92.54(1); Wis. Stat. 24.301(b)	\$	\$
2. Moving expenses – Fixed Payment, Room Schedule	Adm 92.54(2); Wis. Stat. 24.302	\$	\$
3. Expenses incidental to property transfer	Wis. Stats. 32.195 & 24.106		
a. Recording fees, transfer taxes, and similar conveyances	Wis. Stat. 32.195(1)	\$	\$
b. Mortgage prepayment penalty cost	Wis. Stat. 32.195(2)	\$	\$
c. Real estate taxes allocated vesting date	Wis. Stat. 32.195(3)	\$	\$
d. Personal property realignment	Wis. Stat. 32.195(4)	\$	\$
e. Plans/specifications unusable from subject property	Wis. Stat. 32.195(5)	\$	\$
f. Reasonable net rental losses	Wis. Stat. 32.195(6)	\$	\$
g. Fencing cost	Wis. Stat. 32.195(7)	\$	\$
4. Replacement Housing Payment	Wis. Stat. 32.19(3)(d); Adm 92.70-92.88; ss.24.401(b)&(d) & 24.402(b)&(c)	\$12,160	\$
5. Mortgage Interest Differential Payment	Adm 92.70(5); Wis. Stat. 24.401(d)		
6. Incidental expenses – Closing Costs and Related Expenses	Adm 92.70(6); Wis. Stat. 24.401(e)	\$	\$
Non-Residential			
7. Moving expenses – Actual	Adm 92.56 & 92.60 & 92.62 Wis. Stats. 24.301(d) & 24.303	\$	\$
8. Re-Establishment Payment	Adm 92.67; Wis. Stat. 24.304(b)	\$	\$
9. Fixed Payment In Lieu of Actual Moving Expenses	Adm 92.58; Wis. Stat. 24.305	\$	\$
10. Expenses incidental to property transfer	Wis. Stats. 32.195 & 24.106		
a. Recording fees, transfer taxes, and similar conveyances	Wis. Stat. 32.195(1)	\$	\$
b. Penalty costs for mortgage prepayment	Wis. Stat. 32.195(2)	\$	\$
c. Real estate taxes allocated to date of vesting	Wis. Stat. 32.195(3)	\$	\$
d. Realignment of personal property	Wis. Stat. 32.195(4)	\$	\$
e. Plans/specifications unusable from subject property	Wis. Stat. 32.195(5)	\$	\$
f. Reasonable net rental losses	Wis. Stat. 32.195(6)	\$	\$
g. Cost of fencing	Wis. Stat. 32.195(7)	\$	\$
11. Business Replacement Payment			
a. Tenant to Tenant – rent differential payment (48 months)	Wis. Stat. 32.19(4m)(b)(1); Adm 92.96	\$	\$
b. Tenant to Tenant – reasonable project costs, (actual, reasonable, necessary)	Wis. Stat. 32.19(4m)(b)(1)	\$	\$
c. Tenant to Owner – conversion of rent differential to down payment on replacement and closing costs	Wis. Stat. 32.19(4m)(b)(2); Adm 92.98	\$	\$
d. Owner to Owner – includes purchase differential, increased interest, closing costs, and reasonable project costs at replacement property	Wis. Stat. 32.19(4m)(a); Adm 92.92	\$	\$
e. Owner to Tenant – includes rent differential payment (calculated using economic rent)	Wis. Stat. 32.19(4m)(a); Adm 92.94	\$	\$
f. Owner to Tenant – reasonable project costs where applicable	Wis. Stat. 32.19(4m)(a)	\$	\$
Move Only Payment – No displaced persons			
Personal Property Move Only Payment Schedule (Self Move)	Adm 92.52, Wis. Stat. 24.301(e)	\$	\$
Actual Move (includes Outdoor Advertisement Sign Move)	Adm 92.64	\$	\$
TOTAL		\$12,160	\$

REPLACEMENT HOUSING PAYMENT – TENANT

Wisconsin Department of Transportation

Computation Form
RE1948 10/2019

Tenant – Occupant 90 Day – Owner Occupant <90 Day – Owner Occupant

Subject Property

Name James & Connie Garson		Number of Occupants 2	
Address 2350 South Avenue, La Crosse WI 54602		Apartment Number 219	Habitable Area Required 1,000
Subject Prop.-Unit Type-SF, Duplex, etc. Apartment Building		Approximate Age 20+/-	State of Repair Good
Type of Construction Frame	DSS Yes	Type of Neighborhood Mixed	Approximate Habitable Area 1,000
Utilities Available Water/Trash		Furnished/Unfurnished Unfurnished	Number of Rooms 4
			Number of Bedrooms 2

Section A – Available Comparable Housing – Computations are made using Comparable Property A listed below

Comparable Property	Habitable Area – Sq Ft	Address or Location	Actual Rent	Est. Avg. Utilities	Monthly Rent
A	1,008	1935 Miller St. La Crosse, WI 54601	\$970	+ \$110	= \$1,080
B	1,000	1418 10 th St S., La Crosse WI 54601	\$945	+ \$120	= \$1,065
C	1,000	5500 Mormon Coulee Rd, Unit 1, La Crosse, WI 54601	\$835	+ \$55	= \$ 890

Section B – Replacement Housing Payment Calculation

- New Monthly Rent (from Section A) \$1,080 per month X 48 months \$51,840
- Less Base Monthly Rent (Complete all applicable items. If not applicable, specify N/A)
 - Actual Rent Paid (Average of last 3 months) \$595
Utilities (Average of last 12 months) \$65
+ \$65
= \$660
 - OR
 - Economic Rent
Utilities (Average of last 12 months) + _____ = _____
 - Thirty (30) percent of Gross Monthly Income (See note.) \$693.37
 - Amounts designated for Shelter & Utilities by Public Agency _____
- Base Monthly Rent – Lesser of (a) OR (b, c, or d) \$660 per month x 48 months) = \$31,680
- Equals Indicated Rental Housing Payment (New Monthly Rent minus Base Monthly Rent) \$20,160

Note: Thirty (30) percent of the displaced person's average monthly gross household income, if the household income is classified as "low income" by the U.S. Department of Housing and Urban Development's Annual Survey of Income Limits for the Public Housing and Section 8 programs

Rental Replacement Payment

The rental replacement housing payment shall be made in two installments.

Amount of first installment	<u>\$ 8,000</u>
Amount of second installment	<u>\$12,160</u>

Attachments
* Residential Comparison Chart
* Documentation of comparable properties from source of information

Relocation Specialist Statement of Certification – I certify that:

- The determination of the amount of this payment as shown in the computations on this document is correct to my knowledge;
- I understand that the determination may be used in connection with a Federal Aid Project;
- I have no direct or indirect present or contemplated interests in this transaction nor will I derive any benefit from this payment.

APPROVAL RECOMMENDED: Maria Kasper Relocation Specialist 1/14/2020 Date

COMPUTATION APPROVED BY: Greg Gasper BTS-RE Statewide Relocation Facilitator 1-14-2020 Date

Roush Rentals

707 La Crosse St. • Ofc 102 • La Crosse, WI 54601
(608) 782-0912

1. Residency and Financials

1.1 PARTIES AND OCCUPANTS

This Lease Contract is between you, the undersigned resident(s):

James N. Garson, Constance A. Garson

and us, the owner/agent:

Roush Rentals, LLC

You've agreed to rent the property located at

3850 Sunnyside Drive - #117
La Crosse, WI 54601

for use as a private residence only. The terms "you" and "your" refer to all residents listed above. The terms "we," "us," and "our" refer to the owner/agent listed.

The apartment will be occupied exclusively by the resident(s) listed above.

The Owner must approve unauthorized occupants living in the premises for longer than 14 consecutive days.

1.2 LEASE DURATION

The terms of this tenancy is 12 months beginning on 07/01/2020 and continuing to 06/28/2021. (Note: A lease for a fixed term expires without further notice. If tenancy is to be continued beyond stated lease term, parties should make arrangements for this in advance of lease expiration.)

1.3 RENTS AND CHARGES

You shall pay \$1,175.00 per month for Premises and

Rent Income \$1,175.00

Total: \$1,175.00

The first month's rent amount of \$1,175.00 shall be due prior to move-in.

Every month thereafter, you must pay your rent on or before the 1st day of each month with 5 days of grace period. The following late fees will apply for payments made after the grace period:

Late fee rule: If payment is received or postmarked by the 6th day of the month when due, rent is \$1,175.00 for the premises and a \$50 late fee will be applied.

Charges incurred by Landlord for Tenant's returned check or rejected electronic payment are payable by the Tenant. All Tenants, if more than one, are jointly and severally liable for the full amount of any payments due under this Contract. Acceptance of a delinquent payment does not constitute a waiver of that default or any other default under this Contract.

We may change the terms of this lease in accordance with applicable law, including rent increases and other modifications to the terms of the contract.

1.4 SECURITY DEPOSIT

The total security deposit at the time of execution of this Lease Contract for all residents in the apartment is \$1,175.00, due on or before the date this Lease Contract is signed. We (Roush Rentals, LLC) will hold the security deposit for the term of the tenancy and, upon termination of the tenancy, reserve the right to use the security deposit, or portions thereof, to cover any charges related to your performance of this Lease Contract, including, but not limited to, cleaning, repair of damages, unpaid rent, late fees, and returned check fees. The security deposit will be refunded less any damages within 21 days after the tenancy ends. Payment of the security deposit will go to a single recipient as noted at move out for their distribution to all tenants.

X 
James N. Garson

X 
Constance A. Garson

1.5 UTILITIES

We'll pay for the following utilities:

- water
- sewer
- trash

You'll pay for all other utilities, related deposits, and any charges, fees, or services on such utilities. We do not guarantee or warrant that there will be no interruption of utility service. You shall contact the utility service provider in the event of an interruption of service. If your electricity is ever interrupted, you must use only battery-operated lighting.

1.6 INSURANCE

We do not maintain insurance to cover your personal belongings or personal injury. You assume all liability for personal injury, property damage or loss, and insurable risk. We urge you to get your own insurance for losses to your personal property or injuries due to theft, fire, water damage, pipe leaks and the like.

1.7 KEYS AND LOCKS

You will be provided the following keys:

- Building entry - Mailbox
- Apartment door

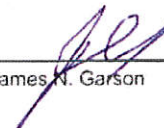
All deadlocks, keys, window latches, doorknobs and any additional device required by local government ordinance, will be in working order when you move in.

You shall be liable for the entire cost all of key and lock replacements. You shall not change the locks or add a deadbolt lock without our written consent. Duplicated keys returned at lease end shall constitute a "Loss of Keys", at which point the unit will be re-keyed at tenants expense.

All keys must be returned to us when you vacate the unit. You will be charged for the cost of new locks and keys that are not returned.

Keys will only be distributed to lease holders, no additional sets will be given.

By initialing below, you acknowledge and agree to the terms in Section 1.

X 
James N. Garson

X 
Constance A. Garson

2. Policies and Procedures

2.1 TIME IS OF THE ESSENCE:

Time is of the essence as to all dates and deadlines set in this Contract or by law, unless otherwise provided in Special Provisions. PARTIES FAILING TO PERFORM BY A "TIME IS OF THE ESSENCE" DEADLINE WILL BE IN BREACH OF THIS CONTRACT IMMEDIATELY UPON PASSAGE OF THE DEADLINE.

5.24 SMOKING POLICY

Smoking is STRICTLY PROHIBITED in any Roush Rentals rental unit, patio/deck or indoor space (this includes hallways and entryways). You may smoke outside of the building on the sidewalk or in the parking areas provided it does not create a nuisance for other residents of the property. You are responsible for properly disposing of your smoking material. **No smoking material is permitted to be thrown on the ground, including the sidewalk and parking areas.** You may be charged a fee for cleanup. Any damage or fire as a result of smoking products will be the responsibility of the tenant.

Marajuana or illegal drugs will NOT be tolerated anywhere on our property and will be fully prosecuted according to local, Federal and Wisconsin Laws.

If you feel a resident within your building is smoking please contact management. If we determine that the resident is smoking inside the building, the provisions of the lease will be enforced.

5.25 RESIDENT INSURANCE

We strongly recommend obtaining renters insurance. You may do so through your tenant portal or personal insurance company. They can provide you with all the details and costs associated with obtaining insurance to cover your personal belongings, as well as personal liability coverage. Our insurance covers our property and associated grounds. It does not cover your personal belongings or your liability. **Roush Rentals assumes no liability for the loss or damage of tenant property under any circumstances!**

5.26 VACATIONS & EXTENDED ABSENCES

It is advisable to notify our office if you're going to be traveling for an extended period. Please notify our office where you can be reached in case of an emergency.

DO NOT turn off your thermostat in the winter. It must be set at a temperature so the pipes don't freeze (minimum of 67 degrees).

5.27 UTILITIES

Power / Gas: Roush Rentals will contact Xcel Energy and start the utility service in the tenant's name as of the first day on the lease or tenant occupancy, whichever comes first. It is the tenant's responsibility to contact any other utility company and put the utilities in their own name. **Tenants are responsible for all utilities for the entire lease term. EVEN IF YOU MOVE OUT BEFORE THE END OF YOUR LEASE.**

Internet: Roush Rentals has partnered with Centurylink. Ask for our referral code for the best rates.

Note: We do NOT allow any Satellite Dishes on our properties.

Below are some helpful numbers of the utility providers;

- Xcel Energy 1-800-895-4999
- CenturyLink 1-877-837-5738


5.28 RENT PAYMENTS & SECURITY DEPOSITS

It is our policy to collect one payment for rent each month. Rent payments are due on the 1st of each month for the entire lease term. If the rent is postmarked after the 5th it shall be considered late. If a check is returned NSF or a payment is late, a \$50 fee shall be applied. In the event we receive an NSF payment, new payment must be made on the form of a Money Order or Cashiers Check.

Pro-rated rent: Roush Rentals does NOT pro-rate rent for the final month of the lease term. In the event you choose not to renew your lease, that time is needed to clean your apartment and make it ready for the next tenant so they may enjoy the property in the same manner you have.

A security deposit cannot be used for the last month's rent. Roush Rentals collects one security deposit payment per rental unit and must be paid in full at the lease signing by check or money order. The security deposit is NOT for rent but is a deposit to ensure you fulfill the conditions of your lease and for any damages beyond normal wear and tear. The security deposit less any damages will be refunded within 21 days after the tenancy ends and everyone has vacated the rental unit. At move out, a single recipient of the security deposit refund will be designated on the move out letter.

X 
James N. Garson

X 
Constance A. Garson

5.29 WINDOWS

Blankets, flags, sheets, etc... are not acceptable window treatments and are strictly prohibited. Your unit has been supplied with blinds, it is Tenant's responsible to use them cautiously. **Curtain rods must be approved by management.** If curtain rods are approved, the color of the curtain facing the exterior must be white. Any required repair to windows or walls from the installation of curtain rods will be charged to the tenants at move out.

No plastic seal may be used on the windows as condensation issues can occur, causing damage. It is also common for you to experience some water condensation on your windows during the cold season. To prevent mold and damage to woodwork and trim, please wipe away any moisture accumulation from windows and run your ceiling and bath fans regularly for extended periods of time (min. of 1 hour). **Damage due to tenant neglect or condensation will be charged to the tenant, including damages caused by excessive humidifier use.**

5.30 TRASH REMOVAL

All tenants are responsible for placing their garbage in the appropriate collection point provided. Please see acceptable trash/recycling items listed in the entry of all properties. No trash is permitted around dumpsters / bins for any reason. Dumpster lids and trash bin lids must be kept closed to be in accordance with city ordinance.

Trash of any kind can not be stored anywhere on the premises. This includes your balcony, porch, or outside your door. Roush Rentals reserves the right to charge tenants if management removes your trash for you. Charge is \$50.00 per bag and will be billed to the tenant.

Any items that do not fit in a trash bag, electric or metal items are not permitted in or around dumpsters. For a full list of prohibited items please visit www.harters.net/faq.

If you observe any "strange" or late-night-hours dumping by someone who is probably a NON-resident, please take their license number and contact management. Let's each do our part to keep our community clean! Thank You!

5.31 END OF LEASE – MOVE OUT CLEANING RESPONSIBILITIES

At the end of the lease term, the tenant is expected to return their rental unit in the same or better condition than it was at move in. Items that are not thoroughly cleaned to our standards will be billed to the tenant at \$50/hr labor, plus materials, as required to fully clean the unit. Below are some of the items you will be required to clean at move out;

- All carpets to be vacuumed. (Tenant will be charged for excessive soiling & professional cleaning)
- Mop and clean all hard surface floors (Tenant will be charged for excessive soiling & professional cleaning)
- Fully clean and wash interior and exterior of all kitchen and bathroom cabinetry
- Fully clean kitchen sink to remove water spots, soap scum, stains, etc.
- Bathrooms – Clean fixtures: Tubs, Showers, Toilets, Sinks of all soil, water spots, soap scum, etc.
- Vacuum Bathroom Exhaust Fans
- Appliance Cleaning – Tenant will be charged for any cleaning or repairs due to misuse
- Wash Windows and Window treatments
- Patio Doors – Inside and Out including the door track
- Wipe down and de-lint all light fixtures and ceiling fans
- Wipe down all baseboards and trim of all dirt, lint & debris
- A/C Units – vacuum filters and clean intake grates
- All Storage Areas to be completely clear of all tenant property and swept clean.
- All Garages (as applicable) to be completely clear of all tenant property and swept clean.


5.32 BREAKING A LEASE & SUBLEASING


If you break your lease/sublease you're in violation of your contract. Should the Tenant(s) elect to break this agreement and move out early, the Tenant is responsible for all utilities and rent payments until a suitable tenant is found or the lease expires. We strongly encourage you find a suitable sublesser.

Roush Rentals may allow subleasing. However, we have restrictions associated with doing so;

1. It is the tenant's responsibility to find a sub-lessor.
2. Cost for subleasing is a \$100 admin fee and must be paid in full.
3. Once management is notified, the prospective tenant will be required to complete a rental application and everyone will be required to sign the sub-lease agreement, including all roommates if applicable. All signatures must be on the form before this agreement is official.

Lost Keys: If a key is lost, for security purposes we must change your lock and replace all keys. The tenant(s) will be required to pay all of the fees associated. This applies to entry doors, bedroom doors, mailboxes, etc... (anything you are issued a key for). If all **original** keys are not returned on move out day, the same fees shall apply.


X  _____
James N. Garson


X  _____
Constance A. Garson

5.17 PET POLICY

Pets are only allowed if they are specifically noted on your lease. If you are allowed a pet through your lease, you will be responsible for all costs and cleaning associated with the presence of your pet.

YOU MAY NOT BABYSIT PETS, NOR HAVE PETS VISIT THE PROPERTY, UNLESS APPROVED BY MANAGEMENT AND NOTED ON YOUR LEASE. If a pet is discovered in your apartment without authorization, you will be given a notice to correct and remove the animal within 24 hours. We will have the flooring in your unit professionally cleaned and the unit treated for fleas/ticks all at your expense. Residents disregarding this policy will be in a lease violation and subject to all penalties allowed.

X  _____
James N. Garson

X  _____
Constance A. Garson

5.18 PEST CONTROL

We ask your cooperation in not leaving open food or dirty dishes lying around. This attracts insects and mice not to mention it "STINKS".

Please be aware "house bugs" (ants, gnats, small spiders, house flies) are not considered a pest problem. We do take preventative measures as each building is sprayed twice a year. Unfortunately these bugs can find their way into homes because they are so small. We recommend not leaving food in the open and closing windows at night when lights are on. Please remember screens are a preventative measure, they are not a 100% guarantee of no bugs.


All units are pest free when you move in. Any pests found in the unit after move in will result in extermination at the cost of the tenant.


5.19 MOLD NOTIFICATION

It is our objective to maintain the highest quality living environment for any and all Residents. You are hereby notified that mold can grow if the premises that you rent is not properly maintained and ventilated. If mold begins growing on your personal belongings you may be asked to remediate or get rid of said items. It is important that tenants keep the interior of the premises clean and that you **promptly** notify maintenance of any leaks, moisture problems, and/or mold growth.

Tenant is responsible for maintenance of the premises in a manner that prevents the existence of mold or mildew. By initialing below you agree to uphold this responsibility in part by complying with the following list of responsibilities.

1. Keep the premises including all surfaces free of dirt and debris that can harbor or foster mold.
2. Keep bathroom fans on for at least 15 minutes after showering to ensure all moisture is gone. Report to maintenance any non-working fan.
3. **Please ensure either windows are open, fans are on and/or Air Conditioners are running for proper ventilation during the summer months.**
4. Immediately dry any visible moisture on the surface of windows and/or window frames as well as on any other surfaces including personal property.
5. Please immediately notify us of any problems with the air conditioning or heating systems.
6. Any and all houseplants must be placed on a waterproof container that will prevent water seepage onto the surfaces below.
7. **All outdoor equipment and/or clothing must be properly washed and dried before stored in or on any part of the property.**

X  _____
James N. Garson

X  _____
Constance A. Garson

5.20 PLUMBING

Only human waste and toilet paper may be flushed down toilets. Anything else may cause major problems and damage. Tenants will be charged for all damages.

Water Leaks: Turn the water valve off and notify maintenance ASAP. In the event a pipe freezes and bursts during the winter, the water supply should be turned off and management should be notified immediately. **Never turn off your heat in the winter.** Tenant's will be charged for all plumbing damage and any building or personal items damaged as a result of a failure to maintain a reasonable degree of heat (67 Degrees by State Statue).

5.21 PARKING: DO, DON'TS, PERMITS & SNOW REMOVAL

- It's the residents' responsibility to notify their family and friends of this policy and let them know to park on the street at all times.
- Each rental unit is issued a specific number of permits based on your building's parking rules and regulations.
- If you do not have a permit displayed, do not park in the lot. If your permit is lost, you must make arrangements during normal business hours to pick up a new permit (\$15.00). The permit tag must be hung from the rear-view mirror and face outwards at all times.
- Permits are only allowed on the complex tenant's vehicles. They cannot be used on the vehicles of friends.
- Parking is on a first come/first served basis. Do not block fire lanes, handicap spots, alleys or dumpsters.
- Any deviations from the above-mentioned items subject the vehicle to being ticketed and towed at the owner's expense.
- **Roush Rentals does not assume any liability for towed vehicles.**
- All vehicles on the property must be operational. You may NOT store boats, RV's, trailers, moving trucks, nonoperational vehicles, etc.


Snow Removal:


- IF YOU WILL BE AWAY FROM YOUR RESIDENCE FOR AN EXTENDED TIME, MAKE SURE YOU HAVE MADE ARRANGEMENTS FOR SOMEONE TO MOVE YOUR CAR.
- **THERE WILL BE OCCASIONS WHEN THE PARKING LOT MUST BE CLEARED, ON SUCH OCCASIONS, YOU WILL BE NOTIFIED BY WRITTEN SIGN OR TEXT. ALL VEHICLES MUST BE REMOVED OR THEY WILL BE TOWED AT THE OWNER'S EXPENSE.**

Roush Rentals is not responsible for theft or damage to vehicles. If you believe your vehicle has been tampered with, you should call the police, file a report and call your insurance provider.

Motorbikes, motor scooters, motorcycles are not to be parked in building entrances, halls, apartments or on sidewalks. One permit will be issued to you therefore, you may have a choice of putting it on your vehicle or your motorbike... not both.

Please do NOT back into stalls along the building. When you start your vehicle up, the fumes often enter into another resident's apartment via windows.

X  _____
James N. Garson

X  _____
Constance A. Garson

5.22 STORAGE ROOMS

If the property you are leasing has a storage unit, storage of the following items is prohibited: LP gas cylinders for grills, dangerous or harmful chemicals, flammable or explosive items, firearms and ammunition, appliances, food, animals, any item that would constitute a danger to public safety. Please keep your storage unit locked at all times and remove all contents at the end of your lease term. Roush Rentals is not responsible for theft or damage to your property.

5.23 SMOKE DETECTORS & CARBON MONOXIDE ALARMS

Smoke detectors and carbon monoxide alarms (apts with gas furnace or stoves) are installed in every apartment. These are maintained annually. Please test your smoke detector once a month. State fire code requires that smoke detectors be kept in working condition at all times. Residents are strictly prohibited from removing the batteries from any smoke detector and it is against the law if they are tampered with. If your smoke detector is "chirping" please contact maintenance and we will replace the batteries for you.

Please familiarize yourself with the fire exits located in your building and also where proper fire equipment is located. Tampering with any fire equipment in and around buildings is forbidden.

5.6 REPAIRS & MAINTENANCE

General Repairs: As per your lease agreement, you're responsible for cleanliness, care & upkeep of your rental unit. Maintenance requests can be made by calling management at 608-782-0912 or by written notice through your Tenant Portal. Maintenance reviews all requests and makes every effort to finish work requests in a timely fashion. Please note requests are also handled in order of priority. Sometimes repairs require the additional skills of a certified professional or parts may have to be ordered. In these instances, repairs will be completed as soon as possible.

We want to know about issues in your residence. Please remember that according to the lease agreement it's the responsibility of our residents to inform management of any issues. Small problems can turn into big ones very quickly. If a problem gets worse due to neglect to contact property management, the resulting damage may be your responsibility and can be billed accordingly.

PLEASE...Don't wait for a late night or weekend to contact us regarding your maintenance needs. If you have a problem during the week, call us ASAP! If you wait until Friday afternoon or the weekend you may be subject to weekend overtime charges or you will have to wait until Monday to have your issues resolved.

5.7 EMERGENCIES!

For maintenance emergencies, get yourself to a safe place and please do not hesitate to call 911 if you feel it is relevant. Once you and your roommates and neighbors are safe, please also call management to report the problem.

What is considered an emergency?

- Fire
- Gas Leak
- Electrical Short
- Power Failure (unless correction is the responsibility of the utility company)
- Downed Power Line
- Wind or Storm Damage
- Sewer Backing Up
- No Water or Hot Water
- MAJOR water leak
- No heat (in weather below 40 degrees)

Here are some helpful numbers to resolve your emergency;

- Xcel Energy 1-800-895-4999
- City of La Crosse Police Department – Non Emergency 1-608-785-5962
- City of La Crosse – Water Utility 1-608-789-7536

5.8 FLOORING

The care and maintenance of the flooring in your unit is your responsibility. The carpet should be vacuumed frequently and tiles need to be cleaned regularly. If flooring is not cleaned appropriately on a regular basis it will not come clean through normal means. Therefore, special equipment will be required in order to adequately clean all flooring. Any costs related to damage and/or excessive soiling beyond normal wear and tear will be taken out of the security deposit.

5.9 ELECTRICAL & LIGHT BULBS

If your lights go out, check the circuit breaker first. In order to properly reset a breaker you must turn the breaker that has been tripped to the "on" position. Only reset a breaker once. In the event it continues to trip, check everything plugged into that circuit. If there is a problem please contact maintenance. You may be charged for a service call if the problem is caused by overloading the circuits.

In the event of light bulb failure, it is your responsibility to change your own light bulbs. All bulbs are functional at the time of lease inception. If you cannot change a bulb for some reason, please contact management for our assistance. Any fixture damaged by tenants will be billed accordingly.

5.10 APPLIANCES

In case your appliances don't operate properly, first check the breaker box to see if you may have tripped a breaker then check the electrical cord to ensure that it's firmly plugged into the wall. If these appear to be in order and they're not functioning please report to the issue to our office # 608-782-0912 or through your Tenant Portal. Maintenance will address the problem as needed.


Cleaning: Clean the top of the range with glass/tile cleaner to eliminate grease build up. When it becomes spotted with grease or food, use a scouring pad to remove all burned on residue. When it becomes necessary to clean the oven, first check to see if it is self cleaning and remove racks and liner. Use a good oven cleaner (Easy Off) and use according to directions if self cleaning is not sufficient, keep the refrigerator smelling fresh with an open box of baking soda.


DO NOT overload your Dishwasher!!! Load it correctly. If your dishes aren't getting clean this is the primary reason why. Because of the city's hard water, we recommend "Lemishine" to remove hard water spots in addition to dishwasher soap. Also, running a bit of hot water in the sink before starting the load, helps the dishwasher get hotter water and clean better.

DO NOT overload your Clothes Washer!!! When it is approximately ¾ full of dry clothes, the washer is full. Your clothes will clean better and the washer will not be damaged. We strongly suggest the use of high quality "HE" detergents. If a washer is damaged or requires service due to overloading or tenant neglect, the tenant will be held responsible for the service costs.

5.11 BARBEQUE GRILLS

Roush Rentals does allow the use of grills however, residents are not permitted to store their grill or propane on their balcony. When in use, grills must be at least 10 feet away from any building to prevent fire hazards. The La Crosse Fire Department conducts regularly scheduled inspections of all apartments. At their discretion a citation for violation of the code may be issued.

X  _____
James N. Garson

X  _____
Constance A. Garson

5.12 BIKE STORAGE

Usage of the outdoor bike racks is included in the rent of your apartment. We strongly recommend purchasing a hi-quality (Kryptonite) bike lock or storing your bike in your storage unit. If, at any time, you believe your bike has been stolen, report to the police and your insurance company. Roush Rentals will not be held liable for vandalism or theft of your bicycle.

5.13 CANDLE BURNING

Although we do not prohibit the use of candles, we strongly recommend that you don't use them in your rental unit. Not only is the practice of burning candles a fire hazard, it can also cause extensive damage to the property. Should you choose to use candles in your rental unit, you may accrue charges for painting or eliminating excessive smoke damage and odors upon vacating. (Potential of thousands of dollars in damages) We also ask that residents be careful with candle wax as the wax can be very damaging to flooring and walls.

5.14 EXCESSIVE NOISE/DISTURBANCES

Note: City Ordinance Quiet Hours are 24/7

When people live in close quarters, noise can sometimes be a problem. We ask each of you to be respectful of your neighbors and keep noise levels to a minimum. If a noise from another apartment is louder than desired and you feel comfortable doing so, we ask that you contact your neighbor and ask them politely to "turn their music/TV/conversation down a bit." Usually people don't realize how the sound carries to others.

If after your request your neighbor chooses not to cooperate, your next step is to contact the police. They'll investigate and may issue a noise violation if deemed appropriate. **NOTE:** Management does NOT have any authority to perform these types of services. Once a ticket or warning is issued by police then management can enforce lease provisions. As a LAST resort, if the noise problem persists, please contact management during business hours and we will try to assist you.

5.15 GUESTS & VISITORS

Per your lease, ONLY persons listed on the lease can occupy the unit. You are welcome to have overnight guests however, once a person who is not on the lease remains in your unit for more than 14 days they are considered a part of your household. Extended stays need to be approved by management and additional occupancy charges will apply. If a violation is found it will result in immediate eviction.


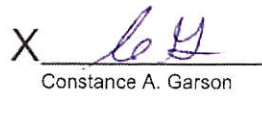
Please be aware that YOU are responsible for the noise of visiting guests. We will NOT tolerate any under-age drinking, drug use, disruptive behavior, or any damage whatsoever to our property. The Property Manager will terminate the tenant(s) lease with all tenant(s) still liable for rents and utilities throughout the term of the lease. The tenant(s) also risks forfeiture of their entire security deposit if eviction is necessary.

5.16 KEYS & LOCKS

We supply all the keys to your unit at one time which is the first day of your lease term. Residents are not permitted to alter any lock or install NEW locks or other attachments on the doors.

Lockouts: Call a roommate first. During normal business hours (8A-5P M-F) you may call to make arrangements to pick up a key to "borrow" and return the same day. ID is required for the check out of a loaned key. After hours: you must call American Lock & Key at 608-782-7777. There is a service charge payable at the time of service. Any and all charges as a result of the lockout are your responsibility.

By initialing below, you acknowledge and agree to the terms in Section 3.

X  X 
James M. Garson Constance A. Garson

4. General Clauses

4.1 PROMISES TO REPAIR.

Any promise to repair, clean, or improve the Premises (including the promised date of completion) that was made by Landlord before execution of this Contract, is listed under Special Provisions or in a separate addendum to this Contract. Time being of the essence as to completion of repairs does not apply to any delay due to causes beyond the Landlord's control. Landlord shall give timely notice of any delay to Tenant.

4.2 USE; GUESTS.

Tenant shall use the Premises for residential purposes only. Neither party may (1) make or knowingly permit use of the Premises for any unlawful purposes, (2) engage in activities which unduly disturb neighbors of, or tenants in, the building in which the Premises are located, or (3) do, use, or keep in or about the Premises anything which would adversely affect coverage under a standard fire and extended insurance policy. Tenant may have guests residing temporarily in the Premises if their presence does not interfere with the quiet enjoyment of other occupants, and if the number of guests is not excessive for the size of the facilities of the Premises. No guest may remain for more than two weeks without written consent of the Landlord, which will not be unreasonably withheld. Tenant shall be liable for any property damage, waste or neglect caused by the negligence or improper use of the Premises or the building or development in which they are located, by Tenant or Tenant's guests and invitees.

4.3 CODE VIOLATIONS; ADVERSE CONDITIONS.

If the Premises or the building in which they are located are currently cited for uncorrected building or housing code violations, or contain conditions adversely affecting habitability (including no hot or cold running water, plumbing or sewage disposal facilities not in good operating order, unsafe or inadequate heating facilities (incapable of maintaining at least 67 degrees Fahrenheit in living areas), no electricity, electrical wiring or components not in safe operating condition, or structural or other conditions that are substantially hazardous to health or safety), these are listed under Special Provisions, or in a separate addendum to this Contract, and Landlord shall exhibit copies of any uncorrected code notices or orders to Tenant, all before this Contract is signed or any deposit is accepted.

4.4 MAINTENANCE.

All requests by Tenant for non-emergency maintenance services by Landlord must be in writing, provide authorization for Landlord to enter, and identify reasonable time periods during which entry for maintenance is authorized. Tenant shall maintain the Premises under Tenant's control in a clean and as good as a general condition as they were at the beginning of the term or as subsequently improved by Landlord, normal wear and tear excepted. Tenant is responsible for minor repairs including but not limited to replacement of smoke detector batteries, light bulbs, fuses and washers. Tenant shall not, without permission in the building rules or specific written approval of Landlord, physically alter or redecorate the Premises, cause any contractor's lien to attach to the Premises, commit waste to the Premises or the property of which it is a part, or attach or display anything which subsequently affects the exterior appearance of the Premises of the property of which it is a part. Whichever part is obligated to provide heat for the Premises shall maintain a reasonable level of heat to insure the habitability of the Premises and prevent damage to the Premises and the building in which they are located. Landlord shall give Tenant written notice of parties' responsibilities regarding the maintenance of smoke detectors.

4.5 CONTROLLING LAW.

Landlord and Tenant understand that their rights and obligations under the Contract are subject to the federal and state lead-based paint laws, Wis. Stat. Chapter 704, Wis. Admin. Code Chapter ATCP 134, applicable local ordinances and housing codes, and any other applicable law. Both parties shall obey all governmental orders, laws, rules, and regulations related to the Premises.


4.6 SALE OF PROPERTY

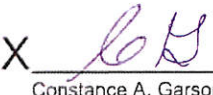
Upon voluntary or involuntary transfer of ownership of the Premises, Landlord's obligations under this lease are expressly released by tenant. The new owner of the Premises shall be solely responsible for Landlord's obligations under this Contract.

4.7 AGENCY NOTICE.

Tenant understands that any property manager, rental agent or employees thereof are representing the Landlord.

By initialing below, you acknowledge and agree to the terms in Section 4.

X  _____
James N. Garson

X  _____
Constance A. Garson

5. Addendum A: Nonstandard Rental Provisions

5.1 PURPOSE & INTRODUCTION

Welcome to Roush Rentals. We are happy you have chosen to live in one of our properties. We provide you this handbook of our policies, rules and regulations in an effort to help you enjoy living in one of our apartments. This handbook is intended for you to read before you sign a lease with us. This handbook is an extension to the lease, therefore an agreement form must be signed by all incoming tenants that you have read and understand our policies and procedures. Our company rents you an APARTMENT, not a BEDROOM therefore all residents share in the responsibility to your rental unit. Please take the time to read this handbook and understand our policies. We do look forward to providing you a quality apartment and to serve you as your new landlord.

5.2 COMMUNITY APPEARANCE & CLEANING

- Roush Rentals provides regular cleaning of our common areas and parking lots for our tenants so that you can be proud of the property and community you live in. We ask that you respect our property and do your best to keep it looking nice.
- Please throw out all trash in receptacles and dispose of any cigarette butts in appropriate ashtrays.
- Sidewalks, entrances, balconies, stairways, corridors, and halls must not be obstructed.
- All common areas will be clear of furniture and personal property including trash.
- Personal lawn furniture may be used on the patios or balconies. However, it must be removed upon end of tenancy. Absolutely no couches or interior furniture on exterior of the property.
- No clothing, rugs, or other items shall be hung on or over patio fences or balcony railings.
- As stated in your lease, you're expected to keep your rental unit in clean and good repair during your occupancy. It is your responsibility, as a tenant, to have your unit presentable and clean at all times. **Note:** If we feel housekeeping duties are less than desirable you may be asked by management to remedy the situation.

5.3 DAMAGES

We provide you a move-in inspection form when keys are issued. This form is to report the condition of your apartment and to report any damages or issues you feel pertinent. It must be returned within 8 days from the time you first receive your keys. This form is for your protection at move out. If not returned during this timeframe we assume any damage found at move out occurred during your tenancy. Unless arrangements are made, forms returned after the 8 day timeframe are considered void. **Tenants will be charged \$50/Hr for labor and supplies or contractor invoice due to tenant damage, waste or neglect.**

We take pride in the quality and care of our apartment, we expect that you will treat it with respect and return it in a similar or better condition. We use the same cleaning and repair contractors on an annual basis. They know and document the condition of the property when they perform work. If it is not returned as received, appropriate charges will apply.

5.4 WALLS & CEILINGS

NO MOUNTING TV'S TO THE WALL! Flat screen televisions or computer monitors must be placed on a stand and not hung from the walls. No large nails, screws, lag bolts, or hanging devices of any kind should be pounded, pushed or screwed into any wall or ceiling on the property. Pictures and general décor may be hung with brad nails and push pins. Damage to the wall surfaces will be charged to your security deposit at lease end.

5.5 PAINTING

Residents are NOT permitted to paint the walls or ceilings in their unit.

2.2 SPECIAL PROVISIONS:

See Addendum A "Tenant Rules and Regulations Handbook- Nonstandard Rental Provisions"

2.3 RULES

Landlord may make reasonable rules governing the use and occupancy of the Premises and the building in which they are located. Tenant acknowledges receipt of the rules prior to signing this Contract. Any failure by Tenant to comply substantially with the rules is a breach of the Contract. Landlord may make reasonable amendments to the rules and any amendment shall become effective no sooner than 14 days after the amendment is mailed or delivered to Tenant. If an amendment materially and adversely affects Tenant's use of the Premises, Tenant may at any time before it becomes effective terminate this Contract by giving Landlord not less than 28 days' written notice, effective as of the end of a rent-paying period, citing the amendment and its effect on Tenant's use of the Premises.


2.4 ASSIGNMENT

Tenant shall not assign this Contract or sublet the Premises or any part thereof without the written consent of Landlord, which will not be unreasonably withheld. This Contract may be terminated or modified by written agreement of Landlord and Tenant. The parties may terminate this Contract and enter a new Contract instead of renewing it, assigning it or subleasing the premises.

2.5 INSPECTION; SECURITY DEPOSIT.

Tenant has 8 days after the start of tenancy to inspect the dwelling unit and notify Landlord of any preexisting damage or defect. Landlord shall provide Tenant a written description of the physical damages or defects charged to the previous tenant's security deposit if Tenant, within the first 8 days of the tenancy, provides Landlord with a written request for such list. Tenant's security deposit, less any amounts legally withheld, will be returned in person or mailed to Tenant's last known address within 21 days after Tenant surrenders the Premises. Surrender shall occur on the last day of the tenancy pursuant to this Contract, subject to the exceptions described in Wis. Admin. Code & ATCP 134.06. Upon surrender Tenant shall vacate the Premises and return, or account for, any of Landlord's property held by Tenant, such as keys, garage door openers, etc. If any portion of the deposit is withheld. Landlord will provide an accompanying itemized statement specifically describing any damage and accounting for any amount legally withheld. The reasonable cost of repairing any waste, neglect or damages for which Tenant is responsible, normal wear and tear excepted, may be deducted from the security deposit. No deduction may be made for any damage charged against the previous tenant's security deposit. Tenant may not use the security deposit as payment of the last month's rent without the written permission of the Landlord.

X 
James N. Garson

X 
Constance A. Garson

2.6 RESIDENT SAFETY AND PROPERTY LOSS

You and all occupants and guests must exercise due care for your own and others' safety and security, especially in the use of smoke detectors, keyed deadbolt locks, keyless deadbolts, window latches, and other security or safety devices. You agree to make every effort to abide by the rules and guidelines in this Lease Contract.

Casualty Loss

We're not liable to any resident, guest, or occupant for personal injury or damage or loss of personal property from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, or vandalism unless otherwise required by law.

Smoke Detectors

The Unit is equipped with smoke detectors in accordance with state or local government regulations. You must immediately report smoke-detector malfunctions to us. Neither you nor others may disable smoke detectors. You will be liable to others and us for any loss, damage, or fines from fire, smoke, or water if that condition arises from disabling or damaging the smoke detector or from your failure to replace a dead battery or report malfunctions to us.

Safety and Crime Free

You or any guest or resident, shall not engage in any criminal activity in your unit or community.

In case of emergency, fire, accident, smoke or suspected criminal activity, dial 911 or call emergency personnel. You should then contact our representative. Unless otherwise provided by law, we're not liable to you or any guests or occupants for injury, damage, or loss to person or property caused by criminal conduct of other persons, including theft, burglary, assault, vandalism, or other crimes.

2.7 PETS

Pets including (but not limited to) mammals, reptiles, birds, fish, and insects are allowed only if we have so authorized in writing. No barnyard or wild animal as per Municipal Code.

You must remove an illegal animal within 24 hours of notice from us, or you will be considered in default of this Lease Contract. We will authorize a service animal for a disabled person.

If you or any guest or occupant violates animal restrictions (with or without your knowledge), you'll be subject to charges, damages, eviction, and other remedies provided in this Lease Contract.

If an animal has been in the apartment at any time during your term of occupancy (with or without our consent), and evidence remains after the move out of the animals presence, you will be charged for for de-fleaing, deodorizing, carpet cleaning and tile extraction as needed.

By initialing below, you acknowledge and agree to the terms in Section 2.

X 
James N. Garson

X 
Constance A. Garson

3. Responsibilities

3.1 CONDITION OF PREMISES AND ALTERATIONS

You accept the apartment, fixtures, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. We disclaim all implied warranties. You shall maintain the premises in good, clean and tenable condition throughout the tenancy. You agree not to alter, damage, or remove our property, including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks, and security devices. You may not paint or make any permanent alteration without our written consent.

3.2 REQUESTS, REPAIRS, MALFUNCTIONS

You shall report any damage or problem immediately upon discovery or you may be held responsible for the cost. Our complying with or responding to any oral request regarding security or nonsecurity matters doesn't waive the strict requirement for written notices under this Lease Contract. You must promptly notify us in writing of: water leaks; electrical problems; malfunctioning lights; broken or missing locks or latches; and other conditions that pose a hazard to the property, or your health, or safety. We will respond in accordance with state law and the Lease Contract to repair or remedy the situation, as necessary. We may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work.

3.3 ENTRY BY LANDLORD

Landlord may enter the Premises occupied by Tenant at reasonable times upon advance notice to inspect the Premises, make repairs, show the Premises to prospective tenants or purchasers, or comply with applicable laws or regulations. Landlord may enter without advance notice upon consent of the Tenant, or when a health or safety emergency exists, or if Tenant is absent and Landlord believes entry is necessary to protect the Premises or the building in which they are located from damage. Tenant shall not add or change locks without obtaining Landlord's written permission AND immediately providing Landlord keys to permit access to the premises. Landlord shall not add or change locks without obtaining Tenant's written permission unless the addition or change of locks is made pursuant to court order. Improper denial of access to the Premises is a breach of the Contract.

3.4 POSSESSION; ABANDONMENT

If Tenant abandons the Premises before the end of the tenancy, or if the tenancy is terminated for Tenant's breach of this Contract, Landlord shall make reasonable efforts to re-rent the Premises and apply the rent received, less costs of re-renting, to Tenant's obligations under this Contract. Tenants shall remain liable for any deficiency. If Tenant is absent from the Premises for three successive weeks without notifying Landlord in writing of this absence, Landlord may deem the Premises abandoned unless rent has been paid for the full period of the absence. If Tenant's personal property is left on the Premises after Tenant vacates or abandons the Premises, Tenant shall be deemed to have abandoned the property and landlord shall deal with it as provided by Wis. State. &704.05(5) or any written lien agreement (Nonstandard Rental Provisions)

By signing below, you acknowledge and agree to the terms in Section 5.

X James N. Garson
Lessee James N. Garson
6/16/20
Date Signed

X Constance A. Garson
Lessee Constance A. Garson
6/16/20
Date Signed

6. Sign and Accept

6.1 ACCEPTANCE OF LEASE

Landlord shall provide Tenant with a copy of this Contract and any rules and regulations. Landlord shall give Tenant a check-in sheet on or before the Commencement of this tenancy. NOTE: Signing this Contract creates legally enforceable rights. Landlord and Tenant should consult legal counsel regarding questions as to their legal rights under this contract. This Contract includes the provisions.

X James N. Garson
Lessee James N. Garson
6/16/20
Date Signed

X Constance A. Garson
Lessee Constance A. Garson
6/16/20
Date Signed

X Omair E. Pava
Lessor
6-17-20
Date Signed

Check Image 1630

X

JAMES N OR CONSTANCE GARSON 11-08 79-6121/2910 1630
 PH. 608-769-3422
 3850 SUNNYSIDE DR. APT 117
 LA CROSSE, WI 54601

MJ DATE 12-1-20

PAY TO ROUSH RENTALS \$ 1175.00
 THE ORDER OF Eleven hundred seventy five DOLLARS

Altra
 Federal Credit Union
 800.335.0011 www.altra.org

MEMO _____ James N Garson MP

⑆ 291881216⑆ 4102517113⑆ 01630

FOR DEPOSIT ONLY

Roush Rentals

ENDORSE HERE

DO NOT WRITE IN THESE SPACES

BRANCH NAME: RIVER BANK - NORTH LACROSSE - RTNUM=076907372
 BUSDT=12/08/20 Br=7-TID=73
 STARTTM= 9:20:07 AM-ItemNum=000625459349

BranchName=RIVER BANK - NORTH LACROSSE-RtNum=076907372
 BusDt=12/08/20Br=7-TID=73
 StartTm= 9 20 07 AM-ItemNum=000625459349

Print Check

Check Image 1631

x

JAMES N OR CONSTANCE GARSON 11-08 79-8121/2918 1631
 PH. 608-769-3122
 3850 SUNNYSIDE DR. APT 117
 LA CROSSE, WI 54601

MJ DATE 12-31-20

PAY TO THE ORDER OF ROUSH RENTALS \$ 1,175.00
ELVEN HUNDRED SEVENTY FIVE DOLLARS

Altra
 Federal Credit Union
 800-755-8655 www.altra.org

MEMO _____

James N Garson

⑆291881216⑆ 41025171430 01631

BRANCHNAME=RIVER BANK - NORTH LACROSSE-RINum=07590737

BusDt=01/07/21Br=7-TrID=73
 StartTm= 3 57 07 PM-ItemNum=000633965073

FOR DEPOSIT ONLY
 Roush Rentals

CHECK HERE FOR MOBILE OR REMOTE DEPOSIT ONLY

DO NOT WRITE IN THESE AREAS OR SIGN BELOW THE LINE

Print Check