
[Reserved for Recording Data]

RIGHT OF RE-ENTRY AGREEMENT

This Right of Re-entry Agreement is entered into on _____, 2017, by and between the **City of Ramsey**, a Minnesota municipal corporation (“Seller”), and **Morning Sun Homes, Inc.**, a Minnesota corporation (“Buyer”).

Recitals

- A. On _____, 2017, Seller conveyed title of the following Property to Buyer:
- Outlot A, Ramsey Town Center 8th Addition, City of Ramsey, County of Anoka.
- B. Title to the Property was conveyed subject to Buyer fulfilling certain Conditions as set forth below.
- C. As indicated in the Purchase Agreement between dated May 10, 2016, as amended, it is the intent of the parties to create and set forth a right to impose a penalty or a right of re-entry in favor of Seller in the event Buyer fails to satisfy the Conditions.

Agreement

1. The recitals are incorporated herein as if fully set forth.
2. Seller shall have the right, but not the obligation, to either impose a penalty against the Property pursuant to Paragraph 3, or to re-enter and take possession of the Property pursuant to Paragraph 4, in the event that any of the following Conditions are not satisfied by Buyer:

- a. Buyer must obtain certificates of occupancy for the construction of nine single family homes pursuant to the following schedule:
 - i. Three certificates of occupancy by April 1, 2018.
 - ii. Three certificates of occupancy by April 1, 2019.
 - iii. Three certificates of occupancy by April 1, 2020.
3. Seller may impose a penalty of \$3,000.00 against the Property for each certificate of occupancy that is not obtained pursuant to the deadlines set forth above. The penalty is due upon written notice to Buyer from Seller of the failure to satisfy a contingency. In the event the penalty is not paid within 30 days of receipt of the notice, Seller may, but is not required to, certify the penalty to Anoka County as an assessment against the Property. Buyer waives any and all rights under Minnesota Statutes, chapter 429, and any other applicable law, including any right to notice of hearing and hearing, the right to object, and the right to appeal the assessment. Buyer further waives any requirements of the City Charter that may apply to said assessment.
4. As an alternative to imposition of a financial penalty and not in addition thereto, Seller may re-enter and take physical possession of the Property. Title to the Property shall be restored in Seller, and Buyer shall execute whatever documents and undertake whatever steps are necessary to establish and confirm Seller's fee simple interest in the Property free of any claims or encumbrances, including mechanic's liens.
5. This document constitutes the entire Right of Re-entry Agreement between the parties. Any modifications or amendments to this Agreement must be in writing and signed by both parties.

CITY OF RAMSEY

By: _____
Sarah Strommen, Mayor

By: _____
Kurt Ulrich, City Administrator

This instrument was acknowledged before me on _____, 2017, by Sarah Strommen and Kurt Ulrich as Mayor and City Administrator, respectively, of the City of Ramsey, Minnesota.

Notary Public

MORNING SUN HOMES, INC.

By: _____
Mark A. Meuleners, Chief Executive Officer

This instrument was acknowledged before me on _____, 2017, by Mark A. Meuleners, Chief Executive Officer of Morning Sun Homes, Inc..

Notary Public

This instrument drafted by:
Ratwik, Roszak & Maloney, P.A.
730 Second Ave. S., Suite 300
Minneapolis, MN 55402
(612) 339-0060
(JL)