



*A Real Estate Services Company*  
299 Coon Rapids Boulevard  
Suite 200  
Coon Rapids, MN 55433  
763.862.2005 Office  
763.862.1925 Fax

August 24<sup>th</sup>, 2022

Adolphus D.W. Summerville  
Potter's House Christian Community Church, Inc.  
10890 133<sup>rd</sup> Circle North  
Champlin, Minnesota 55316  
Sent: Certified Mail on August 24<sup>th</sup>

Dear Mr. Summerville;

Please note that you are in default of your Lease Agreement with the City of Ramsey pertaining to 6701 Highway 10 Ramsey, Minnesota. The reason for default is the failure to address pay the rent per your Lease, failure to keep up with payment of the heat and electric utilities and failure to pay for 2021 snow plowing.

You have been given several notices by email dating back to July 26<sup>th</sup>, 2022 which provided you notice of the past due payments and provided you time to catch up on these payments.

Per Sections 5 and 7 of your lease agreement, You are behind in the following manner as of August 23<sup>rd</sup>, 2022:


- Rent totaling **\$11,039.59** (see attached ledger of account)
- Snow plowing **\$655.42** (dating back to 2021, see recent invoice)
- Heat, electric, sewer/water **\$284.04**
- And a new utility bill just came in **\$326.38** (July Utilities)

The total and past due payments equal **\$12,305.43.**

The Landlord has indicated in previous emails and through this notice that this default must be cured by August 31<sup>st</sup>, 2022. If the default is not cured by this time, August 31<sup>st</sup>, 2022 at 5pm

Central Standard Time, by sending “certified funds” to the Landlord’s property manager, the Landlord will begin a formal eviction process to remove you from the Property. You also have the option to without going through the eviction process by signing a Cancellation of your Lease and peaceably removing all personal property from the Premises by September 15<sup>th</sup>, 2022.

Sincerely,



Marty Fisher  
Premier Commercial Properties, LLC.  
Broker / Owner  
299 Coon Rapids Blvd, Suite 200  
Coon Rapids, MN 55433



# INVOICE

Mailing Address: 2662 South Coon Creek Drive Nw, Andover, MN 55304

TO Potter's House Christian Church  
 7481 Kentucky Ave N  
 Brooklyn Park, MN 55428

INVOICE NO. 1901  
 INVOICE DATE 8/10/2022  
 PROJECT NAME: 2021-2022 Plow year

UNIT	DESCRIPTION	QUANTITY	UNIT PRICE	LINE TOTAL
PROPERTY:	6701 Hwy 10, Ramsey MN.			
	DECEMBER INVOICE IS PAST DUE	1	\$604.17	\$604.17
	JANUARY PAST DUE	1	\$320.00	\$320.00
	FEBRUARY INVOICE PAST DUE	1	\$185.00	\$185.00
PAYMENTS	Payment made: Check #1248 3-9-2022	1	-\$200.00	-\$200.00
	<b>NEW CHARGES</b>			
March 6th	Plow lot and sidewalk 3.5"	1	\$80.00	\$80.00
March 6th	Salt lot to remove ice 250lbs total (half is 125lbs)	1.25	\$45.00	\$56.25
March 14th	Plow lot and sidewalk 5"	1	\$110.00	\$110.00
	Payment Made Check #1314 7-25-2022	1	-\$500.00	-\$500.00
	Payment is due 15 days from invoice date			
	1"-4" of snow \$160: split 1/2 to City and Potter's house			
	4"-8" of snow \$220			
	8"+ multiple clearings will be needed			
<b>TOTAL DUE</b>				<b>\$655.42</b>

**Unpaid Charges**

Tenant= Potter's House Christian Community Church

Page Orientation= Landscape

Property	Tenant	Date Occurred	Charge Description	Current Owed	Notes
City Of Ramsey	Potter's House Christian Community Church	06/01/2022	COMMERCIAL RENT	3,506.89	Commercial Rent (06/2022)
City Of Ramsey	Potter's House Christian Community Church	07/01/2022	COMMERCIAL RENT	3,587.00	Commercial Rent (07/2022)
City Of Ramsey	Potter's House Christian Community Church	07/06/2022	LATE FEES	179.35	Late Fees, 5% of \$3587.00
City Of Ramsey	Potter's House Christian Community Church	07/15/2022	UTILITIES	92.09	centerpoint - gas
City Of Ramsey	Potter's House Christian Community Church	07/15/2022	UTILITIES	191.95	connexus - electric
City Of Ramsey	Potter's House Christian Community Church	08/01/2022	COMMERCIAL RENT	3,587.00	Commercial Rent (08/2022)
City Of Ramsey	Potter's House Christian Community Church	08/06/2022	LATE FEES	179.35	Late Fees, 5% of \$3587.00
City Of Ramsey	Potter's House Christian Community Church	08/23/2022	UTILITIES	18.65	Gentle Point Gas
City Of Ramsey	Potter's House Christian Community Church	08/23/2022	UTILITIES	248.05	Connexus-Electric
City Of Ramsey	Potter's House Christian Community Church	08/23/2022	UTILITIES	61.68	Ramsey-Water
City Of Ramsey	Potter's House Christian Community Church	09/01/2022	COMMERCIAL RENT	3,587.00	Commercial Rent (09/2022)
<b>Total:</b>				<b>15,237.01</b>	
<b>Less Current Amt</b>				<b>3913.38</b>	
<b>Total Payable Due</b>				<b>11,323.63</b>	

Current Utilities: \$326.38  
 September Rent: \$ 3,587.00  
 Total Amount Current: \$3,913.38