



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

February 16, 2022

Adolphus D.W. Summerville
Potter's House Christian Community Church, Inc.
6701 Highway 10 NW, West unit
Ramsey, Minnesota 55303

Sent: Certified Mail on February 16, 2022 to:

Bishop Summerville
7481 Kentucky Avenue North
Brooklyn Park, MN 55428

Grace and Peace Bishop Summerville.

I regret to inform you that your church is in default of its Lease Agreement with the City of Ramsey pertaining to 6701 Highway 10 Ramsey, Minnesota. The reason for default is the failure to pay the rent per the Lease, failure to keep up with payments for heat and electric utilities and failure to keep current with City water and sewer charges.

You have been provided previous notice via emails giving that the church is behind in rent and utilities. We also previously worked out an agreement with you and the church to catch up by December 31st, 2021.

Per Sections 5 and 7 of your Lease Agreement, as of February 16th, 2022, the church is behind in rent and utilities as follows:

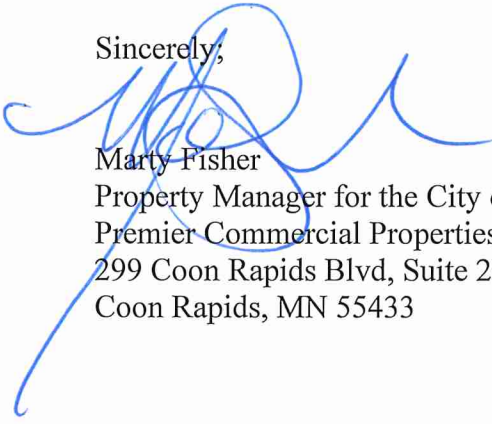
- Unpaid December rent \$87.00
- Unpaid January and February rent (\$3,587.00 x 2)
- Unpaid heat and electric from November, December, January and February.
- City water, of which I personally ran over to the building to fix a running toilet

The total past due payments are more fully detailed on the attached Tenant Ledger along with copies of the specific invoices for the utilities. These past due payments total \$8,406.27 which accounts for the \$390.00 in money orders just received on February 15th, 2022.

The Landlord is providing you through February 28th, 2022 to cure 100% of the default as described herein including any additional costs that may be incurred between the time of this notice and February 28th, 2022. If the default is not cured by this time, February 28th, 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, without going through the eviction process, to sign a Cancellation of your Lease and peaceably remove all personal property from the Premises by February 21st, 2022. Please note, you should contact an attorney for any legal advice.

Sincerely,



Marty Fisher
Property Manager for the City of Ramsey
Premier Commercial Properties, LLC.
299 Coon Rapids Blvd, Suite 200
Coon Rapids, MN 55433

Premier Commercial Properties
 299 Coon Rapids Blvd NW Ste 200
 Coon Rapids, MN 55433-5870
 (763) 486-8247

TENANT LEDGER

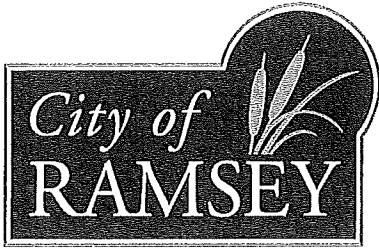
Prepared For

Potter's House Christian Community Church
 6701 Hwy 10 NW, Unit WEST-FRO
 Ramsey, MN 55303

Tenant Status
 Tenant Since
 Current Lease
 Balance Due

Current
 12/01/2020
 12/01/2020
 8,406.27

Date	Description	Charges	Payments	Balance
02/15/2022		0.00	390.00	8,406.27
02/11/2022	connexus	195.88	0.00	8,796.27
02/11/2022	city of ramsey water	141.18	0.00	8,600.39
02/11/2022	centerpoint	279.02	0.00	8,459.21
02/10/2022	Chk# 9453 - money order	0.00	460.50	8,180.19
02/01/2022	Commercial Rent (02/2022)	3,587.00	0.00	8,640.69
01/14/2022	Centerpoint Energy	240.61	0.00	5,053.69
01/14/2022	Connexus	291.21	0.00	4,813.08
01/06/2022	Late Fees, 5% of \$3587.00	179.35	0.00	4,521.87
01/03/2022	Chk# 1302	0.00	11,669.59	4,342.52
01/01/2022	Commercial Rent (01/2022)	3,587.00	0.00	16,012.11
12/13/2021	utilities from city brought over from QB	284.89	0.00	12,425.11
12/02/2021	utilities from 12/2/21 brought from QB	383.63	0.00	12,140.22
12/01/2021	unpaid December 2021 rent	3,587.00	0.00	11,756.59
11/24/2021		0.00	3,500.00	8,169.59
11/24/2021	Deposit	3,500.00	0.00	11,669.59
11/01/2021	unpaid November 2021 rent	3,500.00	0.00	8,169.59
10/01/2021	un paid October Rent	3,500.00	0.00	4,669.59
09/01/2021	leftover Sept Rent from 2021	1,169.59	0.00	1,169.59



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

www.cityoframsey.com

INVOICE

29671

Billing Address: 118198

POTTERS HOUSE CHRISTIAN COM CHURCH
ATTEN: BISHOP ADOLPHUS SUMMERVILLE
7481 KENTUCKY AVENUE NORTH
BROOKLYN PARK MN 55428

Invoice Date 2/10/2022

Due Date 3/12/2022

Page: 1

Item	Remark	Amount
001	CENTERPOINT 1/10/22	279.02
002	CONNEXUS 1/21/22	195.88
003	CITY OF RAMSEY 1/25/22	141.18
Total Amount Invoiced		616.08
Tax Amount		
Balance Due		616.08

Remit To:
CITY OF RAMSEY
7550 SUNWOOD DRIVE NW
RAMSEY MN 55303
Phone: 763-427-1410

Make sure to include the invoice number on the remittance.

To pay by credit card, please call (763) 427-1410 and provide both the billing address number and the invoice number to the cashier.

Potter's Christian Com Church - 6701 Highway 10
Utilities Billing

Utility	Bill Date	Full Bill	Potter's House Portion
CenterPoint Energy	1/10/2022	558.03	279.02
Connexus Energy	1/21/2022	391.76	195.88
City of Ramsey	1/25/2022	211.78	141.18
Total Billing			<u><u>616.08</u></u>



CenterPointEnergy.com

CUSTOMER
CITY OF RAMSEY

SERVICE ADDRESS
6701 Highway 10 Nw, Anr



INVOICE

ACCOUNT NUMBER
6011580-5

BILLING DATE
Jan 10, 2022

DATE DUE

Page 1 of 4

Feb 07, 2022

AMOUNT DUE

\$ 558.03

TP

Gas leak or emergency

Leave immediately, then call
800-296-9815, 24 hours a day

Customer service

612-321-4939 or 800-245-2377
Monday - Friday, 7 am - 7 pm

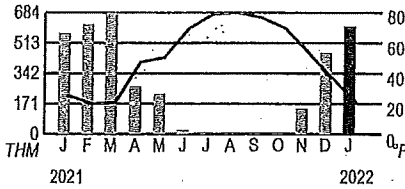
Call before you dig

Call 811
24 hours a day

Comments

PO Box 1144
Minneapolis, MN 55440-1144

Your usage in a glance



Previous usage	Usage this month			Average daily temperature
	1 year ago	Last month	This month	
Total Therms used	568	459	606	
Average daily gas use (Therms)	18.3	14.3	20.2	
Average daily temperature	24	35	20	
Days in billing period	31	32	30	

To better understand your home energy usage and learn energy savings tips, visit CenterPointEnergy.com/myenergyanalyzer

Pay your next bill without lifting a finger. To enroll in AutoPay, just sign and date the back of your bill stub and return to us with a check for your payment amount. It's that easy!

ACCOUNT SUMMARY

Previous gas amount due	\$ 481.21
Payment Jan 7, 2022	- 481.21
Current gas charges (Details on page 2)	+ 558.03
Total amount due	\$ 558.03

Thank you!

Your account is ready to view now. Register for free online account access. View balance, usage history, make an online payment, view recommendations for saving energy and money with My Energy Analyzer, and much more. Register at CenterPointEnergy.com/myaccount.

Rate case filed in November 2021. Interim Rates begin Jan 1 2022. Public hearings to be scheduled. Watch for information and hearing date schedule.

The PUC has approved a Conservation Cost Recovery Adjustment (CCRA) factor of \$0.0791 per dekatherm. This charge will be used to fund energy conservation activities and has been added to your delivery charge. For more information, please call or visit our website.

9410.6373

W41012

DEC 2021

Diana

How to pay your bill

Online
Visit: CenterPointEnergy.com/paybill Pay immediately, schedule a payment or set up automatic monthly payments.

Phone
Call 612-321-4939 and make a payment using your checking or savings account, or by debit or credit card.

In person
To find a payment location, visit: CenterPointEnergy.com/paybill or call 612-321-4939.

Mail
Return the payment stub below, with your check or money order, using the return envelope.

CUSTOMER
CITY OF RAMSEY

ACCOUNT NUMBER
6011580-5

DATE DUE **Feb 07, 2022**

SERVICE ADDRESS
6701 Highway 10 Nw, Anoka, MN 55303-4548

BILLING DATE
Jan 10, 2022

AMOUNT DUE **\$ 558.03**

DEFINITIONS

Basic Charge is a flat amount each month, regardless of the amount of gas used, to cover a portion of costs incurred even if the customer does not use gas during the billing period.

Cost of Gas is the cost CenterPoint Energy pays for the gas it delivers to its customers.

Delivery Charge is based on the amount of gas delivered, to cover the costs of delivering gas not covered by the Basic Charge.

City Franchise Fee is a fee charged by a city to utility companies that provide natural gas, electricity or cable service. Utilities will collect the fee from individual customers and pay it to the city. Utilities receive no revenue from this fee.

Gas Affordability Program (GAP) covers costs to offer a low-income customer co-pay program to reduce natural gas service disconnections. This charge is billed to all non-interruptible customers.

Purchased Gas Adjustment reflects the difference between the base cost of gas established at the time of our most recent rate case and the price paid to purchase and transport the gas you used during this billing period.

Therm is the heating value of gas. Your meter measures CCF (hundreds of cubic feet) which we multiply by the therm factor to determine the heating capacity of the gas you used.

For a more detailed description of each of the terms used on your bill, please visit CenterPointEnergy.com/definitions or call Customer Support at 612-321-4939.

Current gas charges

Meter Number	Day Billing Period	Current read date	Next scheduled read date	Rate: Com/Ind Firm Rate	Next billing date
M19961093836	30	Jan 6, 2022	Feb 8, 2022		Feb 9, 2022

Billing Period	Current Reading	- Previous Reading	= Total	x	Therm factor	=	Adjusted Usage	
12/07/21 - 01/06/22	9830	9318	512		1.18278		606 Therms	
							Total current charges	\$ 558.03

*includes a purchased gas adjustment of \$0.25666

Your account, managed your way

Sign up at CenterPointEnergy.com/myaccount

- 24/7 online account access. View and/or pay your bill, view usage history, sign up for account services and much more.
- Go paperless. Receive an email when your bill is ready to view and pay. Get convenience, get rid of clutter.

- Pay automatically. Set up AutoPay by signing and returning the form below with your check payment. It's that easy!
- Even out the highs and lows of your monthly bills. Enroll in Average Monthly Billing and spread your natural gas costs throughout the year.
- Get bill reminders. Choose text or email, up to five days before your bill is due.

- Other services. Report a payment made at a payment location, set up a payment extension and much more. View options from your online account or visit CenterPointEnergy.com/selfservice if you'd prefer not to register.
- Moving? Please call us at 612-321-4939 at least two weeks before you move, or complete the forms at CenterPointEnergy.com/selfservice



Account Number:
444931-239841
RAMSEY CITY OF *

Service Address
6701 HWY 10 NW
RAMSEY MN

Total Amount Due	Due Date
\$423.87	February 17, 2022

Billing Summary Billing Date: Jan 21, 2022

New Charges \$423.87

Message Center

DO NOT Forward For Payment

This is a supporting detail for a Master Summary Bill.

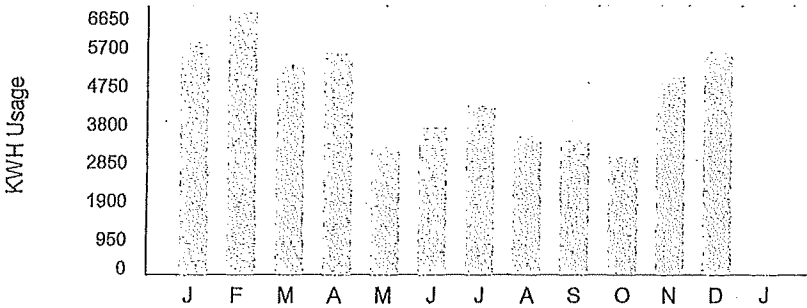
Payments made on this account are included in the Master Summary Bill.

Please enclose only the payment stub from the page titled Master Summary Bill when sending your payment.

Total Amount Due \$423.87
Payment must be received on or before February 17, 2022

32.11
391.76

Energy Comparison Previous Months' Usage Current Month's Usage



How to contact us

Member Services / Moving - 763-323-2650
Outages and Emergencies - 763-323-2660
Hearing/Speech Impaired Call - 711 or 800-627-3529
Email: info@connexusenergy.com
www.connexusenergy.com
Gopher State One Call - 811
14601 Ramsey Boulevard, Ramsey, MN 55303



Electric Service **Billing Date:** Jan 21, 2022 **Days of Service:** 29 **Read Dates:** Dec 15, 2021 - Jan 13, 2022

Meter	Current Read	Last Read	Diff	Usage
Electric kWh	355	260	40	3800
Demand kW	0.354	0.453	40	14.160

Cost of Basic Service		\$30.00
Energy Charge	3,800 KWH @ \$0.0646	245.48
Demand Charge	14.160 KW @ \$10.30	145.85
Power Cost Adjustment		2.54
Total Cost for Electric Service (Actual Charges)		\$423.87

All past due amounts over \$10 will be subject to a 1.5% late payment charge or \$1.00, whichever is greater. A \$20 charge will be assessed for all returned checks. An electric deposit may be applied to past due accounts or accounts not in good standing.



For Service To:
6701 HWY 10 NW

Utility Services

Account Number 719019
 Bill Date 01/25/2022
 Due Date 02/20/2022
 Total Amount Due \$ 2060.36

If you have any questions, please call, fax or write before the due date
 Customer Service / Moving: 763-576-4343
 Toll Free: 888-228-2136
 Fax: 888-905-0440

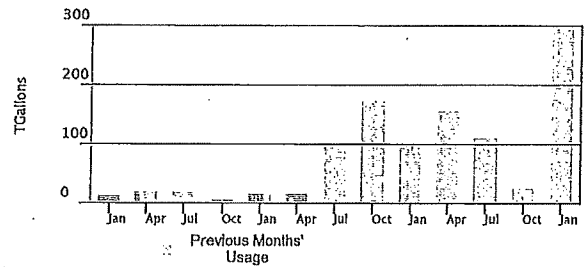
211.78 adjusted
Diana 01/10.6372 W 41012
4th qtr 2021

Usage Data		Billing Period					
From	To	Days	Prev. Rdg.	Curr. Rdg.	Usage	Units	
10/12/2021	01/06/2022	86	0 Actual	295 Actual	295	TGallons	

\$ Billing Detail

Amount Owed From Last Bill	\$ 164.27
Adjustments	\$ 0.00
Total Payments Received	\$ 164.27
Late Charges	\$ 0.00
Prior Balance	\$ 0.00
New Charges	
Base Charge.....	\$ 42.15
Water 10 @ 2.890000.....	\$ 28.90
Water 15 @ 2.980000.....	\$ 44.70
Water 20 @ 3.190000.....	\$ 63.80
Water 39 @ 3.410000.....	\$ 132.99
Water 102 @ 3.780000.....	\$ 385.56
Water 94 @ 4.510000.....	\$ 423.94
Total Water 295 GAL Charges	\$ 1122.04
Base Charge.....	\$ 75.14
Sewer 275 @ 3.130000.....	\$ 860.75
Total Sewer Charges	\$ 935.89
Base Charge.....	\$ 2.43
Total MN Test Fee Charges	\$ 2.43
Total Current Charges	\$2,060.36
Total Amount Due 02/20/2022.....	\$ 2060.36

Water Use History



Message Center

- BILLING PERIOD:** This billing covers approximately Oct-Dec services and is pro-rated for new move ins/outs.
- RATES:** New rates for water and sewer will go into effect on the next billing. An updated rate sheet will be included with that billing.
- DID YOU KNOW?:** Customers can pre-pay any amount at any time to their accounts and any credits would be applied to the next billing. Some have found this helpful for monthly budgeting, rather than waiting to pay in full when the bill comes out quarterly.
- PAYMENT OPTIONS:** Call (844) 428-5626 for automated online payments or pay online from the city's website. No fees!

Please detach along perforation and return this portion with your payment. Keep top portion for your records.

000719019 0206036

CITY OF RAMSEY
 Billing & Payment Processing Center
 P.O. Box 251100
 St. Paul, MN 55125

Check this box for address correction or message. Please print on reverse side.
 Acct#: 719019

Amount Due by 02/20/2022	\$ 2060.36
Amount Enclosed: \$	

CITY OF RAMSEY
 RE: OLD NAU
 7550 SUNWOOD RD
 RAMSEY MN 55303

CITY OF RAMSEY
 PO BOX 251100
 ST PAUL, MN 55125-6100

