

PARKING LEASE

Lease made this 1 day of Sept., 2016, between the City of Manitowoc, a municipal corporation, hereinafter called "Lessor", and Brian Mehsner, 714A Buffalo St., Manitowoc, WI 54220, hereinafter called "Lessee". 920-242-2557

For valuable consideration, the parties hereto agree as follows:

1. Location. Lessor hereby leases to Lessee one (1) parking stalls described as follows: One (1) leased stall in the North 7th and Buffalo Street Parking Lot, Sign Number 110, as shown on the attached map.
2. Duration. The lease term shall commence on September 1, 2016 and terminate on May 31, 2017, except as provided in paragraph 4.
3. Rental Terms. The rate for the lease term shall be \$250.00 per stall, for a total **prorated** rent of **\$187.50**, plus sales tax. Said rent shall be payable in advance or at Lessee's option, Lessee may pay one-half (1/2) of the total rent in advance and the balance on or before the six month anniversary of the commencement of the lease term.
4. Renewal. Lessee shall notify Lessor at least thirty (30) days prior to the expiration of this lease in the event Lessee wishes to renew this lease on such terms as may be mutually agreeable to the parties. Nothing in this Lease agreement, however, shall be construed to require renewal of this Lease on any terms by either party. Upon acceptance of the rent by the City for any subsequent rental period, this Lease shall be renewed for such period in accordance with the terms of this Lease.
5. Use. The parties hereto agree that the parking stalls which are herewith rented to the Lessee shall be used for the purpose of parking automobiles and no other purpose.
6. Maintenance. Lessee shall maintain the premises in clean condition and good order throughout the lease term. The Lessor may plow snow at its convenience from the rented parking stalls, but shall not be obligated to do so. The rented stall shall be kept vacant during such times as Lessor may direct to facilitate any snow removal, construction or maintenance undertaken by Lessor, and parking tickets may be issued to Lessee for failure to comply.
7. Signs. In addition to the rent set forth in paragraph 3, the Lessee shall pay to the Lessor a fee of **\$8.00** per stall before the commencement of this Lease for a sign to be furnished by the City designating the space as a rented stall. Lessor may waive the requirement of a City sign identifying the leased stall in cases where a Lessee requests in writing to the City Building Inspector their desire to install their own sign. All signs installed in leased stalls by Lessee shall be approved by the City of Manitowoc's Building Inspector and shall be appropriate in design, size, material, construction and placement as to the City installed signs. Signs may include a logo and business name and shall be limited in size to a maximum of 12 inches by 12 inches. No slogans or other advertising shall be allowed to be placed on said signs.

ALL STALLS ARE 2 HOUR PARKING, EXCEPT LEASED.

LOT #1

BLDG

DRWY

- ① 2 HR 20' 9.15'
- ② 2 HR 2 HR
- ③ 2 HR 2 HR
- ④ 2 HR 2 HR
- ⑤ 2 HR 2 HR
- ⑥ 2 HR 2 HR
- ⑦ 2 HR 2 HR
- ⑧ 2 HR 2 HR
- ⑨ OPEN 2 HR
- ⑩ 2 HR 2 HR
- ⑪ Dr. Ronald Egan 6920 Marken Rd. Volders, WI 54245 9.15'
- ⑫ Dr. Ronald Egan 6920 Marken Rd. Volders, WI 54245 9.15'

66'

10.4'

2 HR

2 HR

2 HR

2 HR

2 HR

2 HR

2 HR

2 HR

2 HR

8' 8' VAW ACCESS HANDICAP

RECEIVED
JUL -1 2009
CITY CLERKS OFFICE

St Buffalo

Brian Mehsner

714A Buffalo

242-2557.

Sept! →

as of 8-23-16
no lease
no pay.

DATE	INVOICE NO
8/5/2016	0027215

BILL TO
BRIAN MEIHSNER 714A BUFFALO ST MANITOWOC, WI 54220

DUE DATE
9/1/2016

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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CLERK - LEASED PARKING STALL #110 IN NORTH 7TH AND BUFFALO STREET LOT FOR PERIOD 9/1/16 TO 5/31/17.:

PARKING LEASE	1.00	187.50	187.50	0.00	0.00	187.50
TAX	1.00	9.38	9.38	0.00	0.00	9.38
PARKING SIGN	1.00	8.00	8.00	0.00	0.00	8.00
INVOICE TOTAL:			204.88	0.00	0.00	204.88

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (920) 686-6950

Customer Name: BRIAN MEIHSNER
Customer No: 048535
Account No: 0004056

DUE DATE	INVOICE NO
9/1/2016	0027215



Pay this invoice by debit/credit card at www.manitowoc.org/paymybill (a service fee is added) OR Please remit payment by the due date to:

City of Manitowoc
900 Quay St
Manitowoc, WI 54220-

PO 9-25-16

INVOICE BALANCE: \$204.88
AMOUNT PAID: _____

DATE	INVOICE NO
4/27/2017	0028780

BILL TO
BRIAN MEIHSNER 714A BUFFALO ST MANITOWOC, WI 54220

DUE DATE
6/1/2017

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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One Leased parking stall(s) in N. 7th and Buffalo St. Lot, #110. Annual Lease 6/1 ? 5/31. \$250 per stall plus sales tax. Automatic renewal upon acceptance of rent by City.:

PARKING LEASE	1.00	250.00	250.00	0.00	0.00	250.00
TAX	1.00	12.50	12.50	0.00	0.00	12.50
INVOICE TOTAL:			262.50	0.00	0.00	262.50

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (920) 686-6962

Customer Name: BRIAN MEIHSNER
Customer No: 048535
Account No: 0004056

DUE DATE	INVOICE NO
6/1/2017	0028780



Pay this invoice by debit/credit card at www.manitowoc.org/paymybill (a service fee is added) OR Please remit payment by the due date to:

City of Manitowoc
900 Quay St
Manitowoc, WI 54220-

INVOICE BALANCE: \$262.50
AMOUNT PAID: _____



ADJUSTMENT MEMO

DATE
7/13/2018

BILL TO
BRIAN MEIHSNER 714A BUFFALO ST MANITOWOC, WI 54220

DUE DATE

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT
PREVIOUS ACCOUNT BALANCE			153.12
Clerk - REVERSE INVOICE, OPTED NOT TO RENEW PARKING LEA TAX			
Adjustment to:	0.00	-7.29	-7.29
		0.00	
PARKING LEASE	0.00	-145.83	-145.83
Adjustment to:		0.00	
		ADJUSTMENT MEMO TOTAL:	-153.12

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (920) 686-6960

Customer Name: BRIAN MEIHSNER
Customer No: 048535
Account No: 0004056

Please remit payment by the due date to:

City of Manitoowoc
900 Quay St.
Manitowoc, WI 54220-4543

Beginning Balance: 153.12
Mcmo Total: -153.12
Ending Balance: 0.00

ADJUSTMENT MEMO TOTAL: \$-153.12
AMOUNT PAID: _____



DATE	INVOICE NO
5/22/2018	0080588

BILL TO
BRIAN MEIHSNER 714A BUFFALO ST MANITOWOC, WI 54220

DUE DATE
6/22/2018

DESCRIPTION	QUANTITY	EFFECTIVE RATE	AMOUNT	DISCOUNT	CREDIT	BALANCE
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PREVIOUS OUTSTANDING BALANCE 0.00

CLERK - One leased parking stall in N. 7th and Buffalo Lot, #110. Lease 6/1/18-12/31/18. \$250 per stall plus sales tax prorated for 7 months. Automatic renewal upon acceptance of rent by City.:

PARKING LEASE	1.00	145.83	145.83	0.00	0.00	145.83
TAX	1.00	7.29	7.29	0.00	0.00	7.29

INVOICE TOTAL: 153.12 0.00 0.00 153.12

PLEASE DETACH BOTTOM PORTION & REMIT WITH YOUR PAYMENT

For questions please contact us at (920) 686-6950

Customer Name: BRIAN MEIHSNER
Customer No: 048535
Account No: 0004056

DUE DATE	INVOICE NO
6/22/2018	0080588



Please remit payment by the due date to:

City of Manitowoc
900 Quay Street
Manitowoc, WI 54220-

Invoice Total:	153.12
Discounts:	0.00
Credit Applied:	0.00
Ending Balance:	153.12

INVOICE BALANCE: \$153.12
AMOUNT PAID: _____